DEVELOPMENTS OFF THE BEATEN PATH | LIVING THE GOOD LIFE IN RETIREMENT

COLORADO HOMES & LIFESTYLES™

THE Real Estate ISSUE

Fabulous for-sale homes, market updates — and even some GOOD NEWS

$4.95US

ColoradoHomesMag.com
MAY 2009

INTRODUCING
AMERICAN ARTISAN

ETHAN ALLEN®
come in today and make a date with a design pro.

CENTENNIAL 8215 S. chester st. 303.773.6776
WESTMINSTER 101st ave. & wadsworth pkwy. 303.460.0694
COLORADO SPRINGS 7298 n. academy blvd. 719.260.8500
JOHNSTOWN 4831 thompson pkwy. at I-25 and I-34 junction 970.663.9006

THE ETHAN ALLEN GIFT CARD AT ETHANALLEN.COM AND PARTICIPATING DESIGN CENTERS.
ETHANALLEN.COM ©2009 ETHAN ALLEN GLOBAL, INC.

European Boutique Glamour.

We Call It The Manor Homes at The Landmark.

Inspired by the architecture of Florence, Rome, and London we bring you The Manor Homes at The European Village of Homes at The Landmark. Like living in a small, elegant boutique building of the finest residences in the world, only three or four homes will share each intimate floor. Details like main level private, enclosed gardens, Penthouse Residences with private rooftop decks and sweeping views begin this experience. Expansive windows and 11–foot ceilings shed light on the grand open flow of each footprint where entertaining spaces melt into quiet romantic retreats. Most importantly, your home can be customized with the distinctive details that make it yours, just yours. And of course, with every Landmark home comes the privilege of the kind of amenities and services that will make you feel as if you're living in one of the finest resorts in the world. This is what we call The Manor Homes. Make one yours.

THE EUROPEAN VILLAGE OF HOMES
at The Landmark

(303) 721-0500

5555 Greenwood Plaza Blvd. In the heart of Greenwood Village

Another fine development of Everest Development Company

Marketed Exclusively By Classic New Home Sales, Rike Palese And Katie Everett • Preferred Residential Lender, Guild Mortgage

Manor Home Residences priced from the $800's to $2.2m • Gatehouses priced from $2m-$2.8m

Brownstone Residences priced from $1.5m to $3m • VisitTheLandmark.com

For those who appreciate only the finest

Discover Colorado Style

Colorado Style Home Furnishings® offers a vast array of distinctive and truly unique products. Many of these handcrafted treasures are "limited editions" and are destined to become family heirlooms and quite possibly valuable antiques for future generations.

Our products are handmade by skilled artisans and by expert craftsmen we have discovered all over the World. We select only the finest materials with spectacular results.

The hallmark of Colorado Style Home Furnishings is our beautiful design sensibility and our creative interpretation of a wide variety of styles and traditions. We proudly present to you, our many elegant and distinctive pieces for your home today, with quality and style to last a lifetime.

Featuring Two Showrooms

2540 East County Line Road

S.E. Corner of County Line Road & University

5 Miles West of Park Meadows Mall

(303) 741-4240 | www.coloradostyle.com

A store like no other...

COLORADO STYLE®

HOME FURNISHINGS

Tuscan | European Country | Old World | Antique Inspired | One-of-a-kind Cabinets, Tables, Beds

CONTENTS May. 09

33

33 Top Properties: **Denver**
Celebrated for its low-key vibe, burgeoning cultural scene and distinctive neighborhoods, the Denver metro area ranks among the nation's best places to live. If you're looking for a new home here, check out these beautiful options.

39 Top Properties: **The Front Range**
The Front Range is home to some very good deals right now, so if you've always wanted a cottage in the Springs or a condo in Ft. Collins, don't miss our list of the best homes for sale.

45 Top Properties: **The Mountains**
Whether you're looking for the European swank of Vail or the down-to-earth feel of Steamboat, the mountains are an ideal place to live (especially if you like to play outside). Here, our list of good deals *and* over-the-top luxury.

53 Top Properties: **The Western Slope**
Where the Old West meets new industry, the Western Slope has long been one of Colorado's fastest growing areas. Get more bang for your buck than in the mountains, but still enjoy scenic surroundings and plenty of room to play.

56 **The Best of the Best:** Architecture
Pairing stunning contemporary design with one of Aspen's most coveted locations, this home won't sit on the market long.

62 **The Best of the Best:** Interior Design
This chateau for sale in Beaver Creek comes with furnishings, finishes and finery that rivals any five-star hotel.

ON THE COVER:
Situated just feet from the Roaring Fork River in Snowmass Canyon, this Aspen architectural beauty is dubbed "Riverfront Masterpiece." Architecture by David Johnston Architects. PHOTOGRAPHY BY STEVE MUNDINGER.

A breath of fresh air.

With everyone talking the "green game" these days, it's nice to know there is a genuinely honest choice in your tile selection. Eco-Leader meets LEED qualifications, meaning it's produced in an environmentally-sound European foundary and is composed of 40% recycled content. It's a choice that makes us all breathe easier.

1.800.727.2272

Denver · Boulder · Colorado Springs · Fort Collins · Avon/Vail · Carbondale/Aspen · Grand Junction · Silverthorne · Las Vegas

EcoLabel Certification

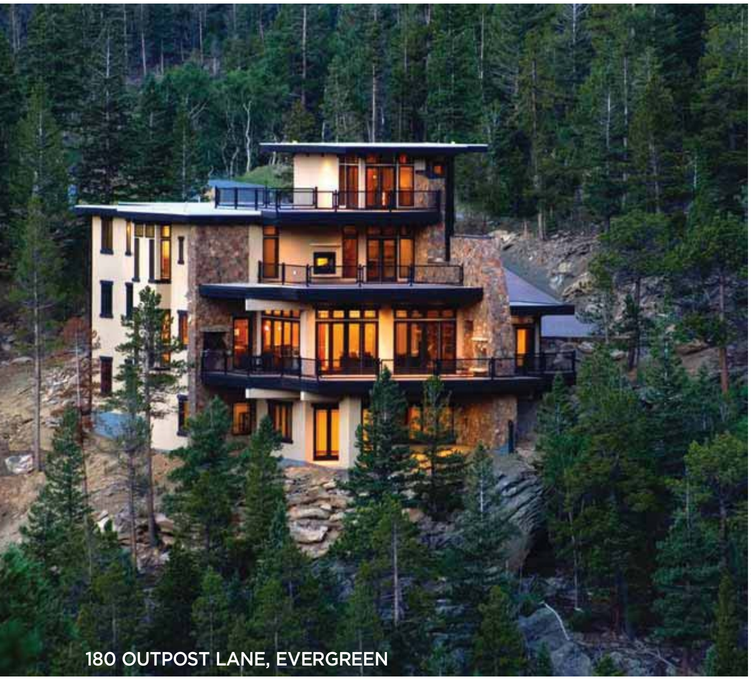
CAPCO Tile & Stone

capcotile.com

Follow us on the green path.

For the best results, CAPCO recommends the use of professional design and installation.

CONTENTS May. 09



180 OUTPOST LANE, EVERGREEN

ANNA PETERSON

39

16 **Beyond the Beaten Path**
These distinctive developments blend smart design and an appealing aesthetic, proving that price tag and square footage don't necessarily make a project stand out.

23 **Ask the Expert**
What do real estate and finance gurus think about the state of the real estate market? We asked them (and found some good news).

26 **Living the Good Life—In Retirement**
What you need to know to choose a retirement community that suits your lifestyle, plus the scoop on senior residences that don't feel anything like old folks' homes.

102 **Ad Index**

104 **10 Things...**
you should know before hiring a real estate broker.

Reflect Your Own Personal Style

Caruso Kitchens
10050 W. 41st. Avenue
Wheat Ridge, CO 80033
303-432-9131
www.carusokitchens.com

Kitchen Distributors
1309 W. Littleton Boulevard
Littleton, CO 80120
303-795-0665
www.kitchendistributors.com

Kitchens at the Denver
761 Kalamath Street
Denver, CO 80204
303-629-0119
www.kitchensatthedenver.com

Imagine Kitchens and Baths
8130 S. University Boulevard
Centennial, CO 80122
303-773-1311
www.imaginekitchensandbaths.net

Plush Designs
202 S. Wahsatch Avenue
Colorado Springs, CO 80903
719-578-0001
www.plushdesigns.biz

Wood-Mode® FINE CUSTOM CABINETRY
ENVIRONMENTAL STEWARDSHIP PROGRAM KCMA

For your home. For your life.
For our environment.

©2009 Wood-Mode, Inc.

Connoisseur by Wood-Mode.

CUSTOM DESIGNS FOR CLOSETS - OFFICES - PANTRIES - WALLBEDS
MEDIA CENTERS - LAUNDRY ROOMS - GARAGES

$250 Off Plus Free Installation

For orders of $1500 or more. Offer expires 6/30/09

closetfactory

www.denver.closetfactory.com

Showroom address:
8480 Upland Dr., Suite 200 Centennial, CO 80112

ORGANIZE YOUR WHOLE HOUSE.
Our custom designs are as beautiful as they are functional. Nobody can meet your needs, your budget and your style like Closet Factory. Call today for a FREE design consultation.

303-690-6901 or 800-366-2567

ASID NAPO NAHB National Association of Home Builders

50

CH&L ON THE WEB

Between issues, find inspiration and ideas online at **ColoradoHomesMag.com.**

Find the home of your dreams. Simply click on the red **"Find a Home"** button in the top right corner of our homepage and enter basic search criteria to begin your hunt.

How does the stimulus package affect home ownership? Do expenses from your second home qualify as tax deductions? Tom Harris, principal of Colorado Lifestyle Real Estate, blogs about timely real estate topics on our site. Click on **"Design Blog"** from our homepage, and join the conversation.

If you enjoy our "Top Properties" listings in this issue, sign up for our **weekly e-newsletter.** In addition to design tips and insiders' guides to sales and new products, you'll receive a "Home of the Month" story every four weeks—our guide to the best luxury homes for sale in Colorado.

When it's time to design, build, buy or landscape your dream home, turn to *CH&L*'s online database of professionals. Use the "**Find**" buttons at the top of the home page to track down the right pro for your project.

find a professional GO

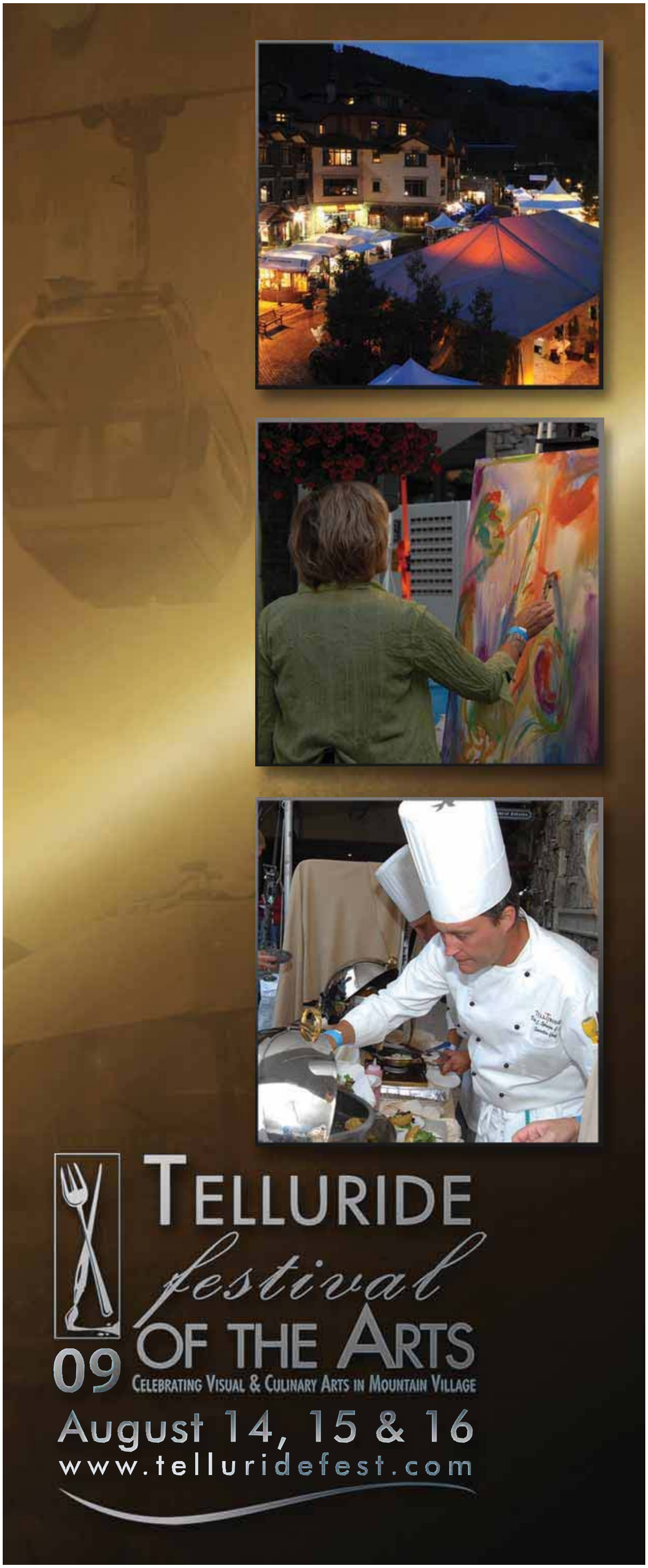
find shops & showrooms GO

Innovative Beauty Art
Comfort Quality Elegance

visit Hutter Wholesale Go Green 720.570.4488

Hutter Wholesale
hardware
designer kitchen and bath

www.hutterwholesale.com | 815 South Jason Street | Denver, Colorado 80223 | 720.570.4488



Chicken Little is wrong...

JOHN JOHNSTON

AH, REAL ESTATE. We couldn't get enough of the topic a few years ago, when homes were selling in days—or even hours—and "bail out" was something you did when your boat filled with water.

And now you're probably wondering why, of all the topics we could have chosen, we opted to devote an entire issue to a subject that is about as popular as week-old meatloaf.

I have a few answers. First, though our colleagues at national media outlets talk non-stop about faulty mortgages and looming foreclosures, the truth is that real estate markets are very localized. What happens in one part of the country doesn't necessarily happen in other parts, and Colorado is faring better than many other places.

Second, buying a house is the first step toward creating your own space. At *CH&L*, we spend most of the year highlighting Colorado's best design professionals, products and trends, in hopes of inspiring you to pursue your own home-design dreams. So it makes sense to take a step back once in a while to help you find places to live out those dreams.

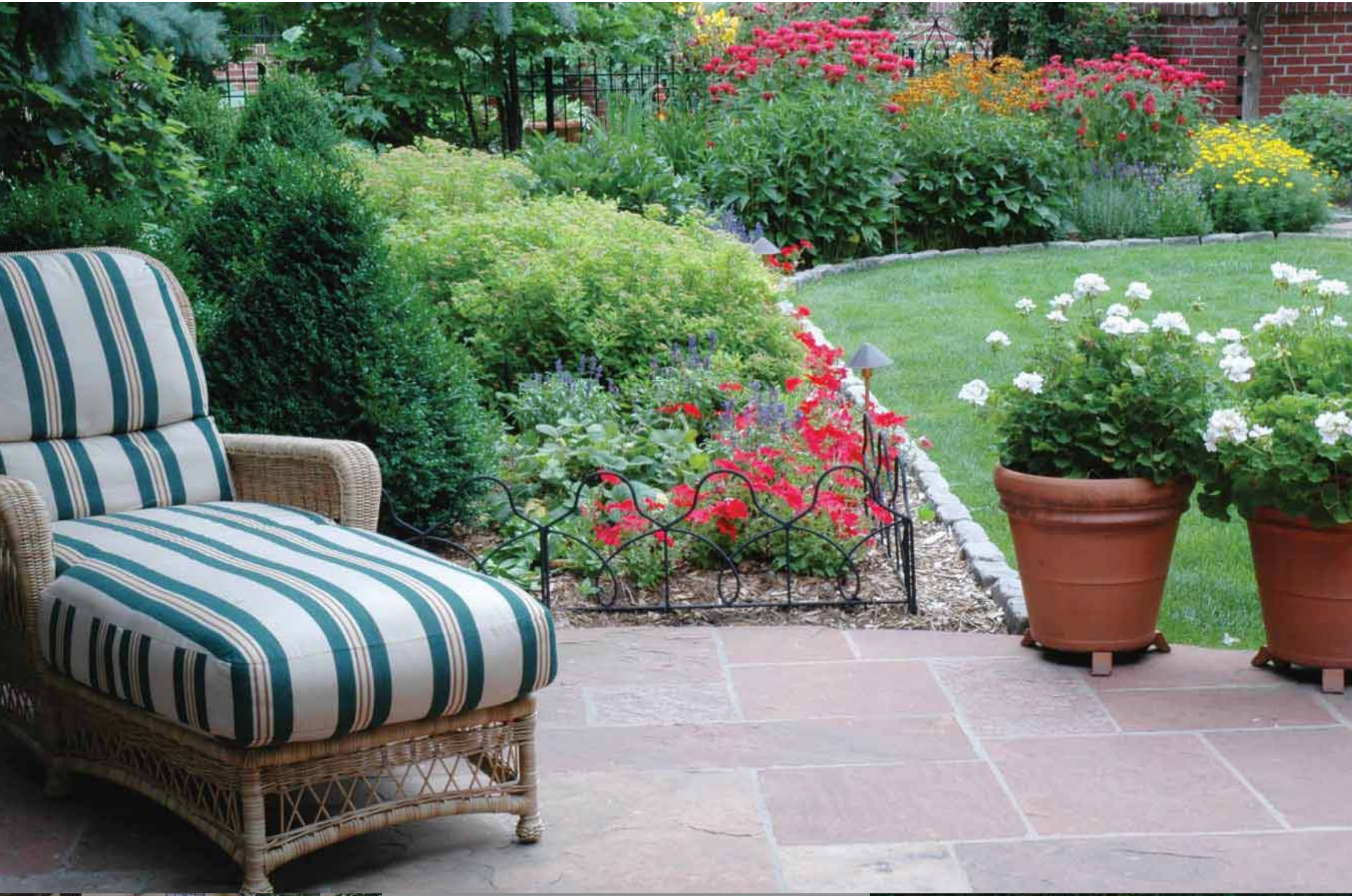
Third, good information is crucial, especially in tough times. We've reviewed different market trends, spoken with top-notch experts and tracked down some of the state's most beautiful for-sale homes. The result is an issue that gives you a true reflection of Colorado's real estate market.

Turns out, the sky isn't falling. And we're in way better shape than the meatloaf from last Tuesday.

Happy reading.

Best wishes,

Hilary Masell Oswald
Editor in Chief



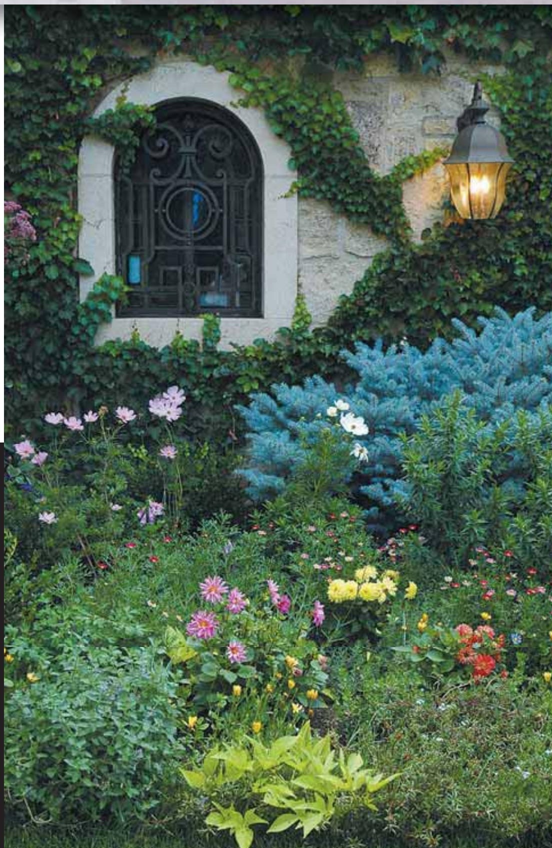
TEND YOUR GARDEN

— *good design is affordable* —

LIFESCAPE
ASSOCIATES INC

LANDSCAPE ARCHITECTURE
CONSTRUCTION
MAINTENANCE

303-831-8310
LIFESCAPEASSOCIATES.COM



Find your inspiration at these distinguished and professionally staffed showroom locations:

Dahl Distinctive Design • **Denver** • 303.722.0808

Dahl of **Avon** • 970.949.9101

Dahl of **Colorado Springs** • 719.598.6611

Dahl of **Durango** • 970.385.4446

Dahl of **Fort Morgan** • 970.867.2456

Dahl of **Glenwood Springs** • 970.384.2707

Dahl of **Loveland** • 970.203.9200

Dahl of **Montrose** • 970.249.5342

Dahl of **Sterling** • 970.522.9879

DAHL

Authorized showrooms for

JASON® HYDROTHERAPY

COLORADO HOMES & LIFESTYLES™

PUBLISHER
Jennifer L. Williams

EDITOR IN CHIEF
Hilary Masell Oswald

ART DIRECTOR
Elaine St. Louis

MANAGING EDITOR
Caroline Eberly

ADVERTISING ART PRODUCTION
Emily Kaiser

COPY EDITOR
Hannah Nordhaus

ADVERTISING ACCOUNT EXECUTIVES
Celine Garrett (ext. 2077)
Michelle Odenbach (ext. 2074)
Heather Weldon (ext. 2078)

SALES & MARKETING COORDINATOR
Tess Phillips

CONTRIBUTING WRITERS
Mary Abel, Karen G. Masell,
Sally Stich, Elisabeth A. Sullivan

CONTRIBUTING ILLUSTRATOR
Steve Schader

CONTRIBUTING PHOTOGRAPHERS
Jason Dewey, Kimberly Gavin, John Johnston,
Steve Mundinger, Ric Stovall

Home Design Division

PRESIDENT
Adam Japko

SENIOR VICE PRESIDENT, OPERATIONS
Stuart Christian

DIRECTOR OF PUBLISHING OPERATIONS
Rick Higgins

PRODUCTION DIRECTOR
Cheryl Jock

PRODUCTION MANAGER
Shannon McKelvey

CIRCULATION MANAGER
Kurt Coey

NEWSSTAND MANAGER
Bob Moenster

ADVERTISING & EDITORIAL OFFICES
1777 S. Harrison St., Ste. 1200
Denver, CO 80210
(303) 248-2060 • (303) 248-2066 fax

ADVERTISING INQUIRIES
(303) 248-2060

SUBSCRIPTION INQUIRIES
(888) 704-0063

PRINTED IN U.S.A.
@ ColoradoHomesMag.com

NCi™ NETWORK COMMUNICATIONS, INC

CHAIRMAN & CEO
Daniel McCarthy

CFO
Gerry Parker

GENERAL COUNSEL
Susan Deese

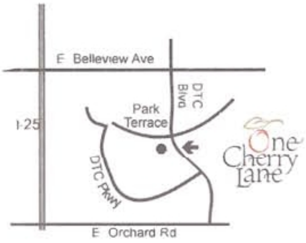
The Centerpiece of your Health & Wellness Space
JASON®
HYDROTHERAPY

Don't let time run out...!

*The **Final Phase** of One Cherry Lane is open.*

After these homes and lots, (some with garden level and walk-out elevations) are spoken for the community will be sold out. Don't miss the chance to live in the finest community in the DTC-Greenwood Village area.

Don't let your opportunity slip by to live where
...exceptional is always the standard.



Ranch & Main Floor Master Living
Priced from $1.3 million
Models Open Mon.,Wed.- Sat. 10-5;
Sun. & Tues. 11-5
(720) 489-5503
www.onecherrylane.com

Don't let time run out...!

The **<u>Final Phase</u>** of One Cherry Lane is open.

After these homes and lots, (some with garden level and walk-out elevations) are spoken for the community will be sold out. Don't miss the chance to live in the finest community in the DTC-Greenwood Village area.

Don't let your opportunity slip by to live where **...exceptional is always the standard.**

Ranch & Main Floor Master Living
Priced from $1.3 million
Models Open Mon.,Wed.- Sat. 10-5;
Sun. & Tues. 11-5
(720) 489-5503
www.onecherrylane.com

{ *pssst.* }

The Denver Design District is now open to everyone.

Come see us. We welcome you Monday-Friday 9-5.

BROWSE. SHOP. BUY.

Denver **Design** District

595-601 SOUTH BROADWAY : 303.733.2455 : DENVERDESIGN.COM

COMPLIMENTARY INTERIOR DESIGNER REFERRAL SERVICE

CONTACT MARINA DAGENAIS 303.282.3226

BUYING SERVICE AVAILABLE

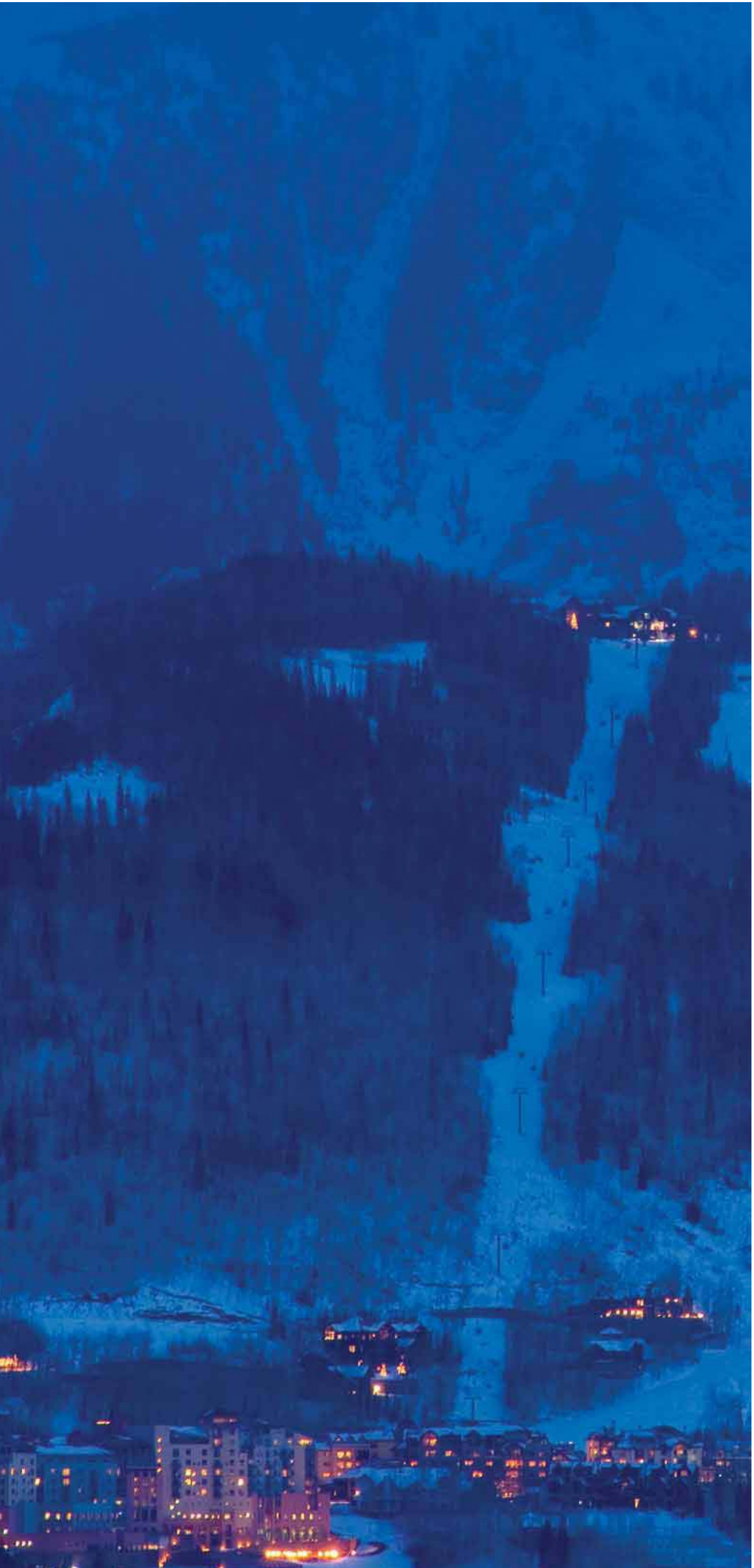
CELEBRATING 25 YEARS

BEYOND THE BEATEN PATH

WE'VE ALL SEEN THE LOG CASTLES, sprawling ski chalets and soaring modern structures that dot the landscape of Colorado's resort towns. Here's a different take on what defines luxury in Colorado. These off-the-beaten path developments show that it's not necessarily the square footage or price tag that makes a project distinctive. Look to these these four gems for smart design, a sensitivity to the earth and an appealing aesthetic that reflects their residents' interests and values. Who knows? You might just find yourself a new—and unusual—place to call home.

By **Caroline Eberly**

The glowing patch of lights up on the mountain (overlooking Telluride Mountain Village below) come from The Ridge—a ski-in, ski-out community in which you won't find any cars. Residents check their bags with the bellman at the base and cruise home on the gondola.



THE RIDGE, TELLURIDE

"THERE'S NOTHING LIKE IT IN NORTH AMERICA," says John Horn, longtime Telluride development expert and project manager of The Ridge. He's right. For starters, The Ridge—a 50-residence enclave perched just a four-minute gondola ride above Telluride's Mountain Village—is an automobile-free community.

How, then, do owners get themselves and their luggage up the side of the mountain? The gondola, of course. But they don't have to carry any luggage if they don't want to. When residents reach the station in the heart of Mountain Village, friendly bellmen greet families and offer to lighten their loads. Shortly thereafter, those belongings await owners in their dwellings.

The community was designed according to the historic and oft-forgotten model of community development: build where transportation already exists. In this case, there were no roads, only a gondola—so the area surrounding the San Sophia Station at the top of the gondola line above Mountain Village became the perfect place for a community without wheels. And though you won't find any cars on the mountain, some owners have access to a different way to get around. Once off the "big elevator," residents who have purchased single-family home sites can cruise home in neighborhood electric vehicles (NEVs), which look like a cross between a Smart Car and a golf cart.

The Ridge offers three varieties of ski-in, ski-out living: single-family homes, cabins and attached condominiums. Of the 20 single-family home sites in the plans, 11 have been sold, with one home built and the foundation for a second in place. Sites range in price from $1.8 to 2.4 million and will accommodate homes ranging from 5,000 to 9,000 square feet.

If prospective buyers aren't up to the task of building a custom home, then the development's 15 cabins, each ranging in size from 3,200 to 4,400 square feet and priced around $3.6 million, are good alternatives. So are the 3,100-square-foot attached condominiums that are in the works (not yet priced).

All owners also have access to the sophisticated-but-comfortable Ridge Club, already completed and poised to offer guests perks such as an outdoor heated Jacuzzi, media room and sunset deck with a fire pit. ▷

“The strength of our project lies in the fact that we’re **not building big** houses,” Avery Augur says. “Our homes are measured by the **quality of the square footage**, not the quantity.”

Before the economic downturn, Horn projected the development would be fully sold within five years. Today, although he thinks it might take a bit longer, he has no less faith in the property’s appeal. “You get the convenience of living in the town of Telluride or the Mountain Village core, but you get the expansiveness, the lack of clutter and the phenomenal vistas that you can only find at The Ridge. Where else are you guaranteed fresh tracks on a powder morning?”

WHY IT STANDS OUT: There’s something peaceful about a community that exists free of cars—especially when that community also gives you access to the vast and inspiring scenery of untainted ski country.

John Horn, (970) 728-6661, theridgeattelluride.com.

TRAVERSE TOWNHOMES, DENVER

THIS SPRING, 13 TOWNHOMES SPRANG UP off of 25th and Champa Street in Denver’s Curtis Park neighborhood, all in record time. These aren’t any old townhomes, though. They are “Systems-Built”: prefabricated structures that are built off-site in a climate-controlled environment and then finished on-site in about six months, all by a Colorado-based company called All American Homes.

Why build these homes off-site? The benefits are many. Weather-related delays are eliminated and materials are protected from the elements; the fit is tighter, making for better insulation and heating efficiency; and all scraps are recycled. “The process naturally involves the reduction of material use, so there’s very little waste and much better quality control,” says Kentwood City Properties’ Andrew Gonzales, a listing agent on the project along with Bill Verdon.

Each of the 13 dwellings offers 1,250 square feet of living space with two bedrooms and two-and-a-half baths—all dressed in a palette of sleek finishes. Buyers can opt for an upgrade package that includes a kitchen tile backsplash and an eco-friendly vent-less fireplace, with some units primed for a build-out of the main floor into an additional bedroom, den or office space. Each unit has a two or three-car attached garage and a balcony, and some have rooftop decks.

The first seven units facing Champa became available in March, while the other six units came on the market just weeks ago. All are priced between $347,000 and $367,000. At press time, one unit had been reserved, with 12 available for the taking. “There is nothing in the city for townhome living in this price point, especially in Curtis Park,” Gonzales says.

WHY IT STANDS OUT: Modular homes are the next wave in modern living, and in a day and age when efficiency and minimalism are becoming design mainstays, we admire this tight operation—from the precision of the construction process to each home’s small footprint.

Andrew Gonzales, (303) 489-1197, and Bill Verdon (303) 489-5217, http://www1.kentwoodrealestate.com/ag/traverse/home.html.

CREEDE AMERICA, CREEDE

“IT’S NOT ON THE WAY TO ANYWHERE,” Keith Loftin says about the community of Creede—a quirky old mining town about four-and-a-half hours south of Denver. Then why plan a 70-home community there?

For Loftin, University of Colorado-Denver professor of architecture, and one of his former students, Avery Augur, the project was about preserving the character of a town unlike any other. Augur grew up visiting Creede with his family, so when a critical 46-acre parcel of land on the western mesa overlooking the town came on the market, he stepped in as a buyer. He was only 29 at the time.

Loftin, architect during the project’s genesis and present-day investor, describes his and Augur’s shared vision. “We didn’t want the character of Creede to be destroyed,” he says. “It is a really funky place. It’s got its own character, its own sort of western idiosyncrasies, and we just absolutely didn’t want that to be destroyed.”

Today, Creede America is taking shape—as a community of single-family homes that are big on personality and small on square footage. Six homes have already been constructed, each one-of-a-kind and built from a palette of materials that look true to the Old West. Some mimic weathered western homes with the look of multiple additions; others take on a more

The architecture of Creede America blends old with new. Composed of a palette of materials that you might find in the Old West, these structures bear the charm of years passed while putting forth a fresh, and slightly modern, look.

modern slant. All stand together beautifully as an extension of the town. (In fact, they are. Creede America was annexed into the town of Creede in 2006—the only annexation in the town's history.) "When you look at the houses, you know that they're new, but they're not so completely detached from history," Augur says.

Take the homes' use of new technology. Each is heated using a geothermal system, which takes 15 to 20 years to recoup its cost. "We felt it was important to do something like that," Loftin says. "We didn't think that people who were buying here would be coming for the short term." Design choices like this are well suited for a place like Creede. It's not, nor has it ever been, a tourism-driven destination. Instead, it's a community rich in history and grounded with deeply embedded roots.

As demand grows, the residents will see neighboring dwellings crop up and fill out the community. Homes will not exceed 3,500 square feet and will range in price from $350,000 to $800,000. Augur and his present-day team of architects—Mark Dubois of Olhausen Dubois in New York and Jaimi Baer in California—will work with the new owners to accommodate their wishes while making sure the architecture is in keeping with the style of Creede. A park in the middle of the development already exists along with trails that lead to town, and the plans accommodate a hotel in the future.

In the end, the project stats speak for themselves. Of the six homes that have been built, five are sold and the sixth is under contract. "The strength of our project lies in the fact that we're not building big houses," Augur says. "Our homes are measured by the quality of the square footage, not the quantity."

WHY IT STANDS OUT: You can own a slice of "one of the last places of the true West," as Loftin puts it, and you won't spend nearly as much as you would in some of Colorado's mainstream resort destinations. Plus, few places that nobody has ever heard of have architecture as great as this.

Avery Augur, (719) 658-0223, creedeamerica.com.▷

IN BUSINESS FOR OVER 60 YEARS
Over 300 different product lines

DENVER HARDWARE
established 1946
The Finest Hardware in Denver

3200 Walnut Street • Denver, Colorado 80205
303.292.3550 • www.denhw.com

A few poolside lounge chairs sit in view of striking mountain panoramas. This one is home to The Ridge Club, the Telluride development's luxurious headquarters that prove mountain life doesn't have to be rustic.

DALEY RANCH, SILVERTHORNE

DEVELOPER PAUL STASHICK of Equilibrium Resorts knew a good opportunity when he saw it. On one of the last available pristine tracts of land in the heart of Summit County, he set aside eight homesteads, each 35 stunning acres, and created Daley Ranch.

"It's a very special piece of property, and it's adjacent to the main resort corridor in Summit County," says C.J. Julin, vice president of marketing for Equilibrium Resorts. "We knew the right thing to do was to keep it in its pristine state and allow eight families to have that opportunity and access to the resorts."

Julin calls it a luxury working ranch, which means that owners can participate in as much of the horse and hay-ranching operation (which takes place on 70-plus acres of high-quality hay fields) as they desire, while opting out of the dirty work. There's also an extensive network of trails for snowshoeing, biking and hiking, along with a ranch-owned snowcat, a private stream for fly fishing, and the Homestead Horse Barn—which doubles as ranch headquarters and a gathering place for homeowners to throw a ranch-style hoe-down or simply kick back.

"When you're on the ranch, it feels like you're miles away, but when you want to pick up some milk, you're five minutes away [from the store]," Julin says.

Though all eight lots, which start at $2.2 million, are still on the market, Julin says that the company has had a lot of interest. "People can't believe that this place still exists in the middle of Summit County, but they are in a 'wait and see' mode. People are being patient buyers," he says. If Daley Ranch sounds like your idea of paradise, take Julin's words to heart: "There won't be another thing like this in Summit County."

WHY IT STANDS OUT: Only eight families get to buy in, which makes for an exclusive ranch experience. Plus, it's practically a stone's throw from the treasure trove of outdoor recreation in the main corridor of Summit County.

C.J. Julin, (970) 471-3092, eqresorts.com. □

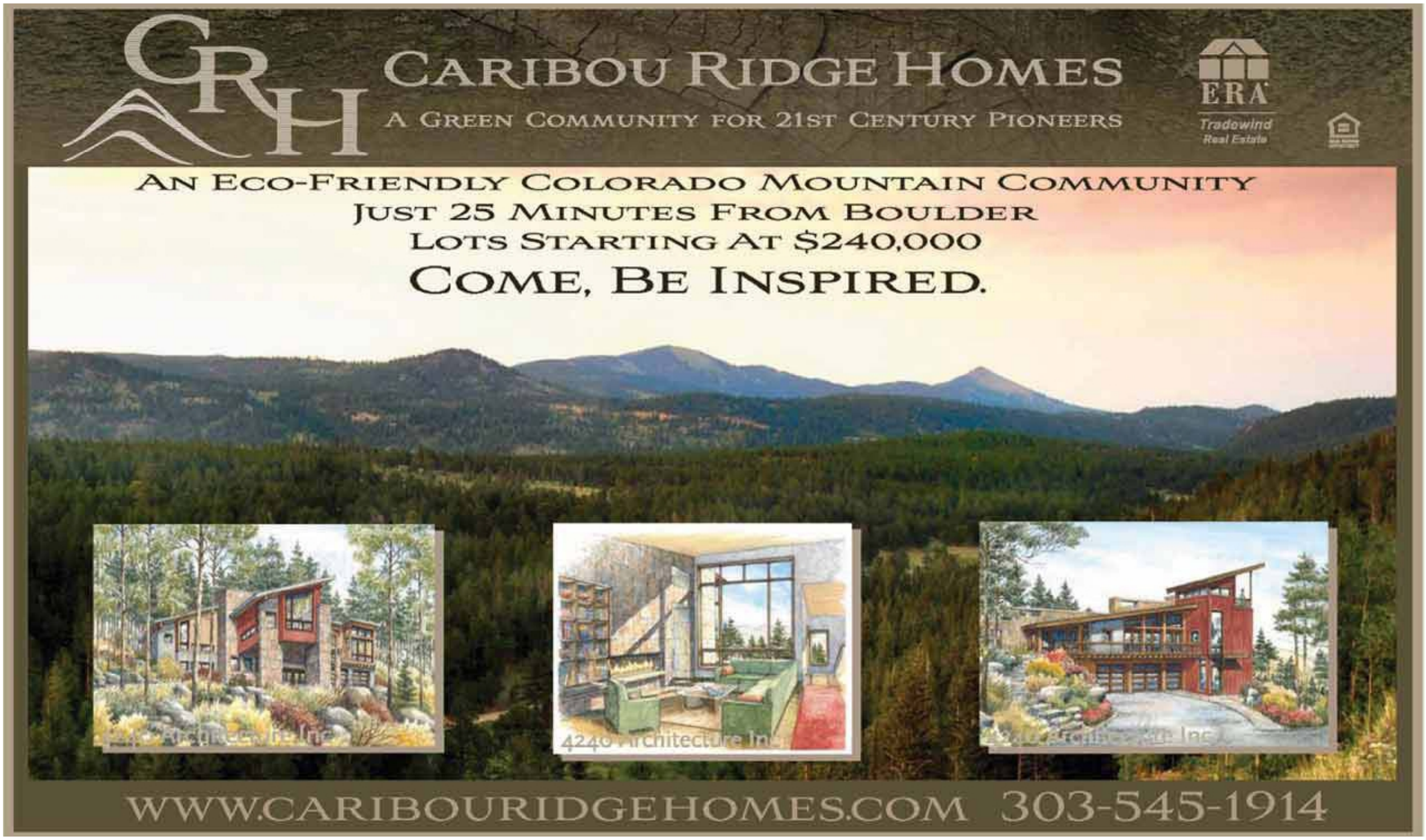
THE stone collection

introducing

Denver's newest natural stone distributor, offering granite, travertine, onyx, marble and other premium stone materials

4210 CARSON ST SUITE 101 DENVER, CO 80239 P:303.307.8100 F:303.307.8107 www.thestonecollection.com

Harmony is in the air.
With consistent floor-to-ceiling temperatures and lower humidity, Unico creates a family climate everyone can feel comfortable with. The Unico System runs so quietly and its compact design blends so well with your architecture, all you'll notice is how comfortable you feel.
Visit unicosystem.com/coloradohomes to learn more about Unico and get the free guide "10 Keys to Maximizing Your Home's Air Comfort."
The Unico System®
Small-Duct Central Heating & Air Conditioning
Maximum Comfort. Minimum Space.


CRH
Caribou Ridge Homes
A Green Community for 21st Century Pioneers
ERA
Tradewind Real Estate
An Eco-Friendly Colorado Mountain Community
Just 25 Minutes From Boulder
Lots Starting At $240,000
Come, Be Inspired.
4240 Architecture Inc
WWW.CARIBOURIDGEHOMES.COM 303-545-1914

ASK THE EXPERT

Golden Opportunities

By Elisabeth A. Sullivan

The Colorado real estate market has been traversing rocky terrain for the past several months. But that means there are great opportunities. Dropping home prices. Burgeoning inventory. It's certainly a buyer's market. To help you find a great deal on the home of your dreams, we sought insight from the industry experts.

Amy Dorsey, president of the Colorado Association of Realtors, offers advice on how to navigate today's listings.

Q: What should homebuyers keep in mind if they're considering buying a foreclosed home?
A: A smart realtor is going to do the homework for you, so you know who you're dealing with on the foreclosure and how much time it might take [to close on the home]. Obviously, the realtor will have looked at the property and will know what condition it's in; oftentimes, foreclosed homes aren't in great shape. Maybe they've sat empty for a long time, and they might have a lot of deferred maintenance and exterior work that needs to be done. A really smart realtor will give buyers an accurate picture of the home. Even if you're buying for investment only, you should know what kind of money you have to spend after the purchase to make the home desirable for renters or future buyers.

Q: Do you have any tips for homebuyers interested in buying a home at auction?
A: All the auctions are different. Typically, you're buying the home 'as is.' You have the right to go through the home and have it inspected, but the sellers aren't going to do anything on the home, so it's kind of the 'buyer beware' scenario.

Sometimes it works very well and buyers get an incredible deal—and it works well for the seller because then the seller is done. In resort communities, that's often why an auction happens. The seller just wants it over with. They're tired of waiting to sell, so auctions can be great ways of obtaining your second home, too.

Q: Can you offer any advice on negotiating a short sale?
A: A short sale, sometimes, is a much better option for a buyer because the homeowners are still in their home. They can't sell the house for what they paid for it, but the home probably has been taken care of.

The hard part is the length of time. An auction is over quickly, but in a short sale, it could take months to try to work through the [negotiation] process with the seller's bank. Sometimes people give up and move on.

Q: To put all of this in perspective, this market offers homebuyers some great deals, right?
A: It does. It is a buyer's market. There are motivated sellers out there. If you've got a good realtor or broker, that person's going to help you find those deals and help you negotiate them. There are so many sellers who would just love to have an offer, so they will try to make the deal happen.

We have had some issues with finding financing, but I think most people are finding the money to buy if they want to. There's always a way to get the deal done if someone is ready to buy.

Barbara Schirkofsky, president of residential lending at Denver-based Vectra Bank, explains the money ▷

NO MASTERS VOICES PRESENTS

33RD ANNUAL

TELLURIDE JAZZ

CELEBRATION

JUNE 5-7, 2009

FRIDAY, JUNE 5
• OZOMATLI
• ON THE ONE

SATURDAY, JUNE 6
• KARL DENSON'S TINY UNIVERSE
• BILL FRISELL TRIO "GUEST OF HONOR"
• REBIRTH BRASS BAND
• CHRISTIAN SCOTT
• BENEVENTO/RUSSO DUO
• TELLURIDE STUDENT ALL STARS JAZZ ENSEMBLE

SUNDAY, JUNE 7
• JIMMY HERRING
• LIZZ WRIGHT
• DONALD HARRISON
• KENNY WALKER
• YOUNG RAZZCALS JAZZ PROJECT

ALSO PRESENTED BY
TAYNIER INSTITUTE & FOUNDATION · BANK OF TELLURIDE · usbank · TELLURIDE MOUNTAIN VILLAGE

OFFICIAL SPONSORS
Telluride Alpine Lodging · DWORBELL, INC. · DOWNBEAT · FINLANDIA · ResortQuest

CONTRIBUTING SPONSORS
AZADI · Daily Press · THE PEAKS RESORT · COLORADO HOMES · MOUNTAIN LODGE

GRANTORS & FOUNDATIONS
Colorado Arts · CCASE · TELLURIDE FOUNDATION · NATIONAL ENDOWMENT FOR THE ARTS

TICKETS ON SALE NOW!
www.telluridejazz.org or call 970.728.7009
Ticket, Lodging & Travel Services, visit our Official Central Reservation Sponsor at: TELLURIDE.com • 877-443-1842
Telluride.com

MATTERS BEHIND TODAY'S HOME-BUYING PROCESS.

Q: What's the state of the lending market these days?

A: It's back to the basics. It's about assets, income and good credit. You actually have to qualify and demonstrate that you've earned the right to own a home.

Q: What incentives does the stimulus package offer to homebuyers?

A: The stimulus package has a [first-time homebuyer] tax credit of up to $8,000, which does not have to be repaid, for homes bought after Jan. 1, 2009, and before Dec. 1, 2009.

And the stimulus package offers a refinance opportunity for people who have had a decline in home value and now want to refinance because, possibly, they were in an adjustable rate mortgage and it's ready to adjust. There's an opportunity for people to refinance their mortgages in areas where home values have sharply declined—*if* those people have good credit, have never missed a payment and have demonstrated that they can make the payment.

MIKE RINNER, EXECUTIVE VICE PRESIDENT OF ENGLEWOOD-BASED MARKET RESEARCH FIRM THE GENESIS GROUP, EXAMINES THE STATE OF THE HOUSING MARKET FROM THE FRONT RANGE TO THE WESTERN SLOPE.

Q: How is the Colorado real estate market faring?

A: The lower-priced segments saw the first round of price declines. What happened was we started having higher rates of foreclosure three years or four years before the rest of the country did, and we suffered with it for a long time. But our upper price segments held firm quite a bit longer.

What we've seen over the last six months or a year is increasing pressure on the upper-end market, which was fairly healthy until the stock market drops started last fall. That really reduced demand at the upper price ranges. People who had a lot of their assets in equities markets are just not as willing to buy.

The other thing that happened was we were getting quite a lot of speculative custom home building at the upper price ranges. There are a number of custom-home builders who are going to be losing their spec homes this year to the lenders; those homes will come back on the market as foreclosures. It's not a huge, huge part of the market, but it is happening.

Q: Where is the housing market headed this year?

A: It's hard to tell because what we've seen is a lot of pent-up demand. ... [Many homeowners would] really like to sell, but they don't want to sell in the down market, so there's a lot of waiting. It's going to take a significant economic turn to shake that loose, an economic turn that doesn't include an increase in interest rates.

Q: Looking beyond the doom and gloom, are there any positive notes?

A: There are opportunities, especially in second-home markets. Where you see more than a year's supply of housing—40 months' supply in Ouray, 28 months in Pitkin County, 26 months' supply in Archuleta County—there are likely to be some opportunities in those markets. □

FIRE WATER STONE

Lifetime Guarantee &
Free Consultation Available

OUTDOOR
CRAFTSMEN

Design
Construction &
Maintenance

Winner of
8 Excellence in Landscape Awards by
Associated Landscape Contractors of CO

We create unique
outdoor living spaces
for our client's dream garden.

www.outdoorcraftsmen.com | 303-828-0408 | 1503 State Hwy 52, Erie, CO

Living the Good Life in Retirement

Thanks to a growing number of options, deciding where to spend your retirement can be a challenge—albeit an enjoyable one. Here, what you need to know to make a choice that suits your lifestyle.

ALMOST FIVE YEARS AGO, Peg and Jim Lynn sold their family home in Alabama and moved to a place with amenities that rival those at a four-star resort: a beautiful indoor heated pool, gourmet food, access to a full-time concierge, cocktail hours—the works. Only this "resort" is actually the Lodge at Balfour in Louisville, a retirement community that serves as a prime example of how living options for seniors are changing.

"My daughter-in-law calls this place the cruise ship that never leaves the dock," Peg says. "She's right. This weekend I'm going to see the simulcast of the Metropolitan Opera. I had my first hot-air balloon ride, courtesy of Balfour. We have performers come and discussions about current events and classes for just about anything you could want to do. I love it here."

The Lynns represent a growing number of seniors who are eager to invest in retirement options that don't look anything like old folks' homes. With 78 million Baby Boomers heading toward retirement—about 8,000 of them turn 60 every day—developers and investors see a prime opportunity in this marketplace, even during a slow economy.

"If you look at all of the industries in the world, this industry is more recession-resilient than almost any other," says Michael Hargrave, vice president of NIC MAP, the data-analysis group for the non-profit National Investment Center for the Seniors Housing & Care Industry (NIC). "Compared to other real estate markets and hotels, for example, seniors' housing is very strong."

Colorado—Denver, in particular—is booming, Hargrave adds. "I'm not sure what drives growth in certain areas, but developers in this sector tend to target progressive markets that are open to new ideas and that have attractive demographic growth rates." In short, our growing population of retirees is ready for something new.

That's just what Balfour founder Michael Schonbrun hoped to deliver when he started the community from scratch about 12 years ago. "The concept was to create what did not exist here in senior living—namely, the Four Seasons kind of experience for seniors," he says. The most recent addition, an 87-unit independent living community called The Residences ▷

PHOTOS ON THIS SPREAD BY KIMBERLY GAVIN

By **Hilary Masell Oswald**

(above, left) In the waiting room at the spa at Balfour in Louisville, the Kelly Wearstler-designed wallpaper suggests this isn't your typical retirement home.

(above, right) Notice the luxurious "throne" for hydro-therapy that sits above the indoor pool to the left.

(right) The design team at Edwards-based Slifer Designs chose the high-back tufted benches and ottoman from Pacific Design Furniture; pieces are covered in leather from Moore & Giles. The wallcovering is Kelly Wearstler's Imperial Trellis.

KIMBERLY GAVIN

In the dining room, designers mixed prints in soft greens and coral pinks. The tables and chairs come from Stanford Furniture; draperies are from Carlton V Creations.

is perhaps the group's finest example of luxury retirement living. The common areas are decorated in the bright, bold styles of Carlton Varney and Kelly Wearstler; the spa includes steam rooms, a yoga studio and dedicated massage rooms; and the apartments sport high-end finishes such as slab granite countertops and wood flooring.

Beyond the look and feel of luxury, Balfour offers another amenity that appeals to many retirees: health care for life. Each of its separate facilities—independent living, assisted living, skilled nursing and memory care—offers a different level of care, so if residents need greater medical help, they don't have to look for a new place to live.

This type of community, called a continuing-care retirement community (or CCRC) is among the fastest-growing retirement living options in the country. "It gives people our age great peace of mind," Peg Lynn says. When her husband Jim got sick, she didn't have to worry about moving him or traveling to visit him at another facility; he was right across the street. "When he died [about a year ago], I was so thankful to live among people who knew him and could reminisce with me," she says.

The type of community seniors choose depends on a host of factors: their health, their finances and lifestyle, and the facility's location. But as the over-60 population swells, developers are also responding to demand for niche communities that cater to residents' specific interests, values and attitudes. Religion-centered developments have popped up across the country, as have communities for eco-conscious retirees and service-minded seniors.

Communities close to—or smack-dab in the middle of—college campuses are also popular. There are more than 50 such CCRCs across the country, a 30-percent increase over the last decade, according to Ziegler Capital Markets Group in Chicago. The draw is obvious: lifelong learners can audit classes, attend sporting and cultural events, and relish the vibrancy of college life.

The Academy in Boulder offers just this kind of experience to its residents. The small community—only about 68 people live there—is not far from the University of Colorado campus, where residents audit classes. College students and professors regularly visit The Academy to give performances and lectures. "We really invite [the college] community into our community," says Gina DiVincenzo, director of marketing at The Academy. "It suits our residents' lifestyles."

So what does all of this good living cost? That depends. CCRCs typically charge entrance fees that range from $200,000 to $800,000, which is generally refunded at about 90 percent when residents die. (Erickson Retirement Communities, which manages Wind Crest in Highlands Ranch, ups the ante and refunds 100 percent of the entrance fee). If a resident decides to leave, the refund is often less. CCRCs also charge a monthly service fee of several thousand dollars that covers most meals, access to clubs and on-site events, building maintenance and other services.

MAKING THE RIGHT DECISION

Before you even think of moving into a retirement community, talk to a financial advisor about what you can afford. If you don't already have an advisor, you can find one at napfa.org.

Where should you begin? Try snapforseniors.com, where you can search for communities based on type and zip code or city and state.

Visit, visit, visit. Elinor Ginzler, the AARP's vice president for livable communities, suggests that you bring along adult children or other family members to help you evaluate different places. And be sure to visit several of each type of option, so you can compare proverbial apples to apples.

During your visits, don't just talk to the marketing director. Chat with residents, staff and visitors. What do they like? What would they change? (Ginzler says not to be surprised if food is always on the list of things residents would change. "It's such a personal preference that someone is always unhappy about the food," she adds.)

Ask about staff turnover, Ginzler suggests. "It's an indicator of quality if people have stayed a long time in their jobs," she says. If you're choosing a CCRC, an assisted living facility or a facility with nursing care, this question is especially important.

Once you find a few living options you like, contact Colorado's long-term care ombudsman at (800) 288-1376, ext. 217. The ombudsman is a state-employed consumer advocate who can give you information on any complaints filed against the communities you're considering. And communities that serve Medicaid or Medicare patients have to be inspected annually. Ask about the results of those inspections.

Before you commit to a place, ask about year-over-year rate hikes. Big jumps might indicate money-management problems.

When you finally choose a community, take the time to read the contract—which will be lengthy. "Don't rush the process," Ginzler says. "Take each step carefully, and you'll be much happier where you land."

Balfour is an unusual model for a CCRC. Each resident pays a one-time, non-refundable $5,000 community fee and a monthly rental fee that ranges from $3,500 to $6,700, depending on the size of the apartment. The fee covers breakfast every day plus 240 meals a year, all utilities, basic cable, all on-site entertainment and educational programs, and transportation.

At most CCRCs, monthly fees depend on the amount of care needed. Independent living tends to be less expensive than assisted living or skilled nursing care. And few facilities offer an opportunity to buy deeded property; in the vast majority of continuing-care communities, residents don't actually own their homes.

The Academy is one exception. Residents purchase their bungalows the way they would any piece of residential real estate. "You realize 100 percent of the appreciation," DiVincenzo explains. "We don't take anything. When you're ready to sell your place—or if you inherit a bungalow from your grandfather, for example—we help you sell or rent it [to new residents]. It could even be income-generating, rental property."

At The Academy in Boulder, residents can choose to rent apartments or purchase bungalows. The option to buy sets the community apart, as most facilities don't offer deeded ownership.

Then the question becomes: if you or your parent finds a community that marries amenities you want with a fee structure you can afford, is now the time to move? Because they aren't traditional investments, retirement communities don't behave like typical residential real estate, so the market isn't as soft as it is elsewhere. Unless you choose a place like The Academy, the real estate market shouldn't dictate move-in price.

There is one benefit of shopping for a retirement community during an economic slowdown: availability. Many places have wait lists, but because most potential clients have to sell their homes before they can move, the wait times are shorter now than they've been in recent years.

Ultimately, making the choice to move—or to help aging parents move—is about finding the right mix of timing, finances and lifestyle. Certainly the growing over-60 population will continue to drive demand for high-quality retirement communities across the spectrum of care. "In general, the options for seniors who want to live in an age-restricted place are good and getting better," says the NIC's Hargrave. "This market isn't going anywhere." □

EXCELSIOR YOUTH CENTER

Excelsior Youth Center is one of the largest residential treatment centers in the country for troubled girls, ages 11 to 18. Nearly all the girls have suffered some sort of abuse, have been chronic runaways or truants and many have failed in a dozen other placements. Despite their backgrounds, more than 82% successfully complete the program and transition back to the community.

FOR MORE INFORMATION VISIT
excelsioryc.org or call 303-693-1550 x331.

Love & Laughter

BROUGHT TO YOU BY:

Land Rover Denver East

Colorado Homes & Lifestyles

Wagner Investment CoBiz Financial

Colorado Business Bank CoBiz Financial

Micro Motion, Inc.

IN-KIND SPONSORS:

Imagine That! Entertainment

WM Events

COME LAUGH WITH US AT

EXCELSIOR YOUTH CENTER'S

ever upward gala

2009

HYATT REGENCY DTC | FRIDAY, MAY 15, 2009 | 6:00 PM

AN EVENING HONORING TRIUMPHANT WOMEN

HONORARY CHAIR: FRANCES OWENS, FORMER FIRST LADY OF COLORADO

LIVE AUCTION: CONDUCTED BY GARY CORBETT

ENTERTAINMENT PROVIDED BY "GIRLS ONLY: THE SECRET COMEDY OF WOMEN" AS SEEN AT THE DCPA

GALA TICKETS AVAILABLE AT

EXCELSIORYC.ORG, 303 693 1550 x331, OR BLACKTIE-COLORADO.COM

TRIUMPHANT *Women*

Excelsior Youth Center recognizes and honors four Triumphant Women in 2009 who have made the difficult journey of overcoming seemingly overwhelming adversity to achieve greatness in their chosen field or endeavor. Triumphant Women are honored for "beating the odds" and becoming pillars of the community, displaying characteristics worthy of a role model to Excelsior girls.

Angie

Angie Austin is the weather anchor on the Emmy-award-winning News2 This Morning. Before joining News2, Angie worked in broadcasting in California. She also earned her bachelor's degree from CU-Boulder.

Angie's life was not always full of the glamour often associated with the television news business. She grew up in a home where her father abused her mother, and two brothers became drug addicts. One brother was later killed. After her parents' divorce when Angie was 12, she never heard from her father again. She and her mother moved into low-income family housing, and for seven years, Angie worked seven days a week to put herself through school.

Jill

Jill Farquhar is a jewelry designer and owner of J. Skaar Collections and is a partner in a real estate investment and development business.

Jill's life wasn't always so beautiful. More than 20 years ago, Jill was a homeless single mother to a newborn baby. She temporarily relinquished her baby to Child Protection Services—a devastating choice that prompted Jill to change her life. She spent two years in transitional housing at Warren Village, and today, she is the first alumna to serve as a full-time board member. Jill is most proud of her daughter, Amber, a student at The University of Denver.

Lisza

Lisza Gulyas is currently the director of events for The Cable Center. In addition to her support of many charities, Lisza is the founder and executive director of the International Dance Foundation, a non-profit that teaches students ballroom dancing.

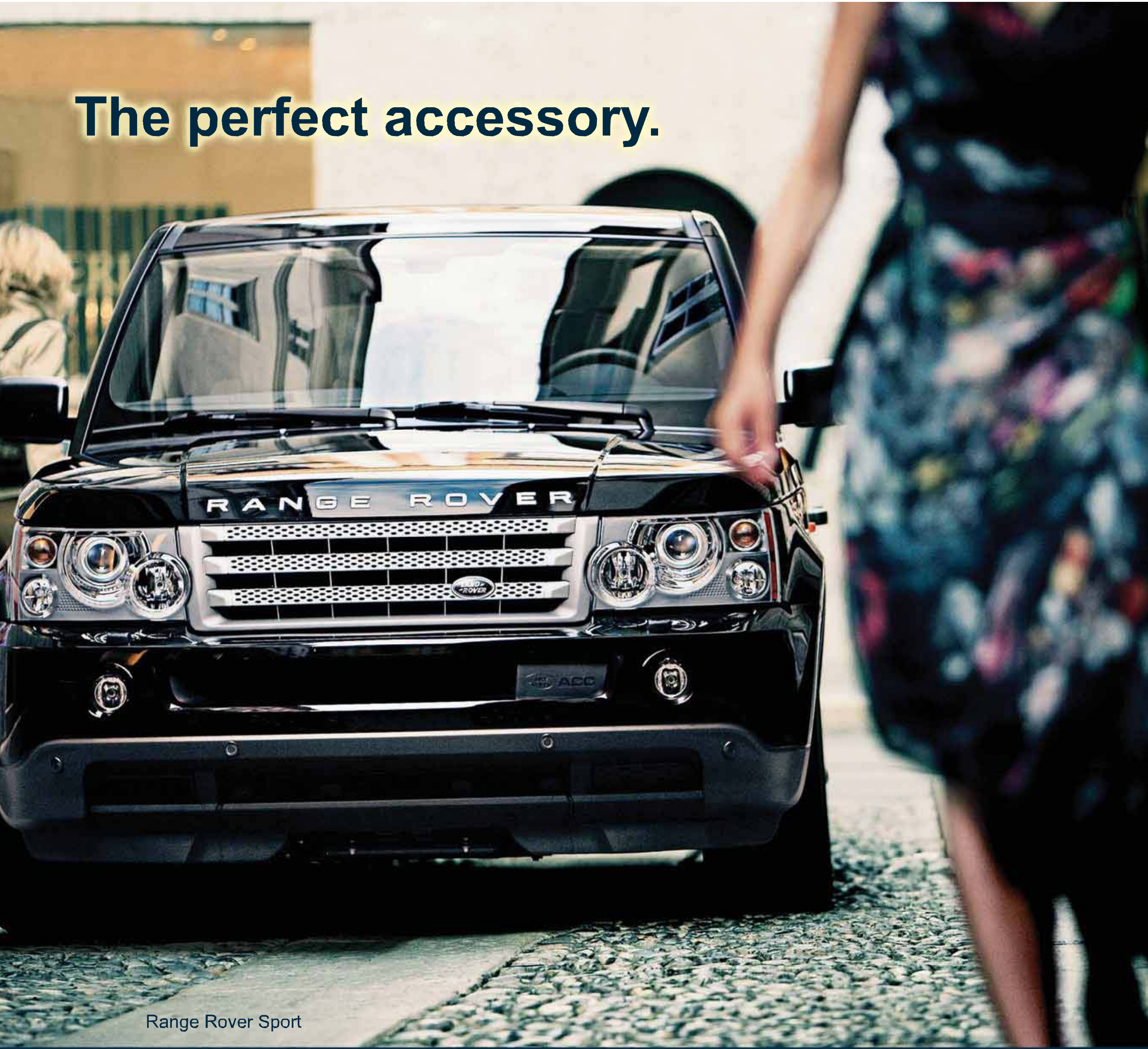
Lisza has overcome homelessness, the challenges of single motherhood and a neurological disease called Reflex Sympathetic Dystrophy to achieve her success. In the early 90s, Lisza and her young son were homeless, spending nights in bus stations and cars. After her son asked for a house for Christmas, Lisza decided to change her life. She moved in with family, worked two jobs and was soon able to move into her own townhome. She later put herself through college.

Angela

Angela Schneider has overcome the challenges of her youth to become a family therapist in California.

Angela grew up in a low-income, single-parent home where her mother abused drugs. Angela struggled with substance abuse, family problems and abusive relationships with boyfriends.

In 1995, Angela was placed at Excelsior, where she developed insight into the issues that brought her to the Center. Angela returned to California with new coping skills and a zest for life. After graduating from high school with a 3.5 GPA, she earned both a bachelor's and master's degree with the help of the Excelsior Lawton Scholarship program.



LAND ROVER

Denver East
on Havana in Aurora

Proud Sponsor of
Excelsior Youth Center

303-751-1500
www.landroverdenvereast.com

TOP PROPERTIES IN DENVER

The Mile High City often ranks among the nation's best places to live. And it's no wonder: Denverites enjoy more than 300 days of sunshine, an active cultural scene, a growing number of excellent independent restaurants, professional sports teams to keep fans cheering (or crying) year-round and easy access to the mountains. What more could you want?

$6,985,000

177 HUMBOLDT ST.
DENVER COUNTRY CLUB

This handsome Tudor sits on a quiet, south-facing lot in Denver's Country Club neighborhood. The home has been expertly renovated, preserving the architecture and much of the original millwork. The spacious rooms are all style and sophistication, with a plethora of special features. Outside, find park-like grounds and a four-car, side-loading garage.

Nancy and Fred Wolfe, Fuller Sotheby's International Realty, (303) 893-3200, meetthewolfegroup.com

$6,150,000

5200 S. STEELE ST.
GREENWOOD VILLAGE

Called the Long-Bell House, this estate comes with a bit of history: its 88-year-old Douglas fir timbers are from the historic Long-Bell lumber mill in Washington, where the homeowner's grandfather worked in the 1920s. This timber-frame, Tedd Benson-built home sits on a secluded five-acre property, and includes the main house, carriage house, multi-car garage, office, 1/2-acre stocked pond, swimming pool, orchard, putting green and paved path around the perimeter of the property.

Faun and William Hauptman, Fuller Sotheby's International Realty, (303) 893-3200, fullerproperties.com

37 SUNSET DR.

$5,995,000

37 SUNSET DR.
CHERRY HILLS VILLAGE

With its large treed, private lot and 10,529 square feet of living space, this home has the charm of a French country manor. The rooms are beautifully proportioned and the palette peaceful, creating a residence with spaces both generous and intimate. The outstanding craftsmanship of the recent remodel is evident throughout, and the yard and gardens will make you think of the French countryside.

Linda, Tre and Josh Behr, Fuller Sotheby's International Realty, (720) 275-7726, thebehrteam.com ▷

TOP PROPERTIES IN

DENVER

1755 CHERRYVILLE RD.

$4,900,000

2155 EAST HAWTHORNE PL.
DENVER

This Jacques Benedict-designed masterpiece of yesteryear is located on a secluded street in Denver's Country Club neighborhood. Framing the spacious rooms are many original arched leaded pane and stained-glass windows. The sumptuous moldings around the doorways and windows are also original, and feature a unique rope-like application. The approximately 3/4-acre property features lush gardens and private terraces.

Christy Owen, Coldwell Banker Devonshire, (303) 906-9574, coloradohomes.com

$2,995,000

1755 CHERRYVILLE RD.
GREENWOOD VILLAGE

The character and richness of a vintage home meet all of the amenities of a new home in this two-story traditional. Recycled brick, numerous built-ins and a mix of finishes lend this house depth and beauty. The property backs to the Highline Canal, and the backyard, with its view, pool, patios and full-sized brick fireplace, is the perfect gathering place.

Jeff and Karen Hendley, Fuller Sotheby's International Realty, (303) 877-6767, fullerproperties.com

$2,950,000

5111 SOUTH FRANKLIN ST.
GREENWOOD VILLAGE

Walk into this Jack Arnold-designed custom home, and you'll feel as if you're in the French countryside. Enjoy the European detail and craftsmanship, as well as the fine finishes throughout this new designer-owned home. The structure sits beautifully on its large corner lot with mature landscaping. Vaulted ceilings, hewn beams, three fireplaces with custom stone mantles and a terrific floor plan are a few of the perks that make this home appealing.

Christian Rebhun, Rebhun Development Group, (720) 289-7861

557 COLUMBINE ST.

$2,695,000

1003 NORTH CORONA ST.
DENVER

If walls could talk, the Waldron Bonfils Burns Mansion in Capitol Hill would tell fascinating stories: Amelia Earhart and P.T. Barnum were houseguests here, and the mansion was once owned by Denver business tycoon Frederick Bonfils. This 1895 home is a true blend of historic significance and modern updating. It has been meticulously refurbished and features spectacular woodwork, leaded pane windows and voluminous rooms. The property includes multiple rental income units, which do not affect the privacy of the main house.

Edie Marks, Kentwood Companies, (303) 773-3399, ediemarks.com

$2,685,000

4223 S. BELLAIRE CIR.
CHERRY HILLS VILLAGE

This contemporary home makes the most of its outstanding architecture and quiet setting. Filled with natural light and defined by clean lines, the home overlooks Three Pond Park. The 1,000-square-foot office above the garage is perfect for a small business owner who doesn't want to trek too far to work.

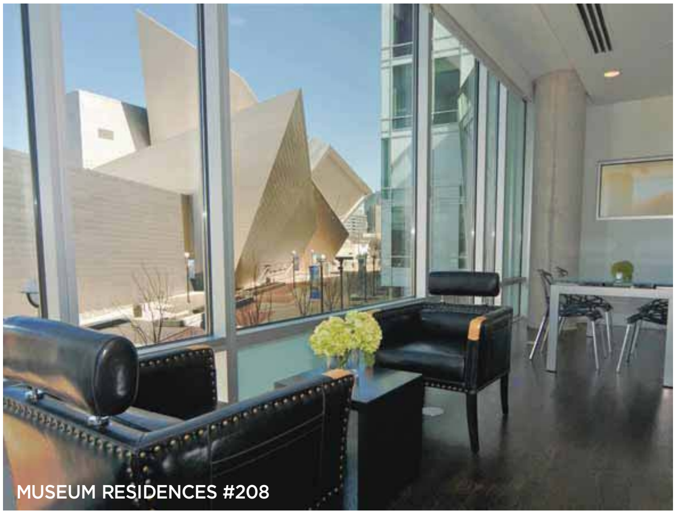
Linda, Tre and Josh Behr, Fuller Sotheby's International Realty, (720) 275-7726, thebehrteam.com

$2,150,000

557 COLUMBINE ST.
DENVER

Designed with art in mind, this contemporary beauty is a work of art itself. Floor-to-ceiling glass

5111 SOUTH FRANKLIN ST.



MUSEUM RESIDENCES #208

1110 NEWPORT ST.

walls reveal spectacular courtyards. Immense corner windows invite a flood of light. Superb wall space, with recessed panels and specially designed lighting, provides optimum display areas for fine art.
Craig Mayer and Peter Blank, Kentwood City Properties, (303) 785-3526, milehimodern.com
Liz Richards, Kentwood City Properties, (303) 956-2962, lizrichardsrealestate.com

$975,000

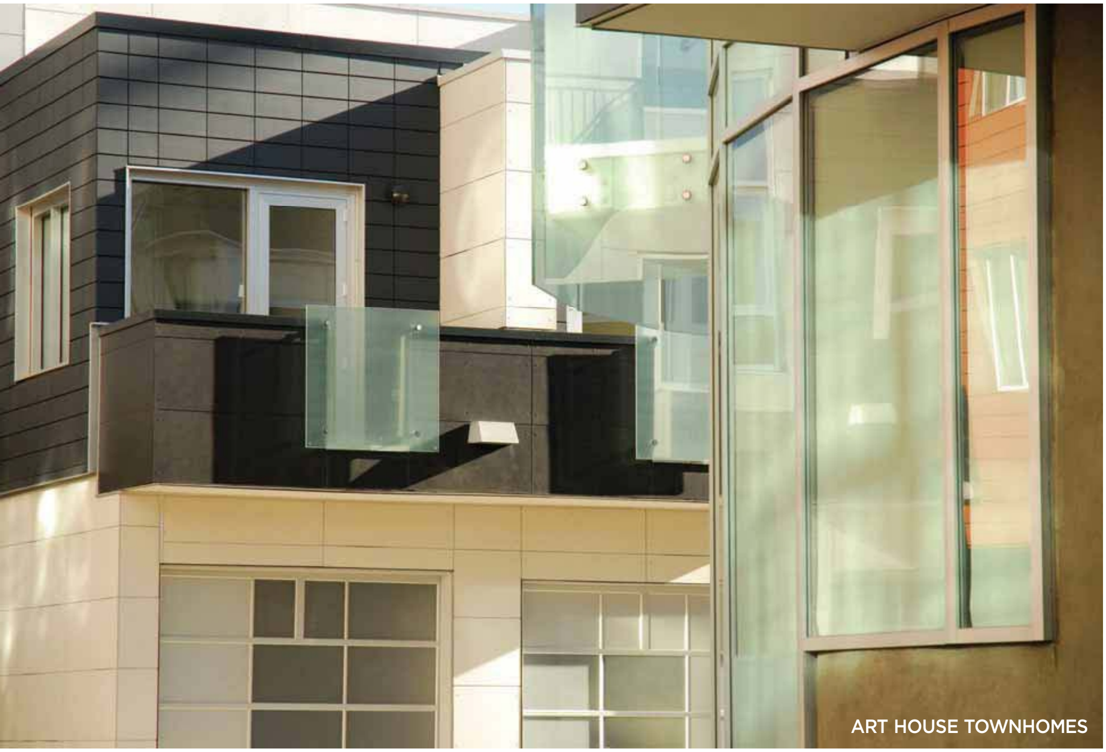
1110 NEWPORT ST.
DENVER

More than 100 beautifully placed windows make this contemporary home bright and airy in any weather. And the open, flexible floor plan and easily maintained garden and outdoor spaces make living and entertaining here a pleasure. Terrific design features include the handsome bamboo floors and three-story open stairwell.
Karon Smith, Keller Williams Realty LLC, (303) 549-1674, kw.com

$952,000

MUSEUM RESIDENCES #208
55 WEST 12TH AVE.
DENVER

Even in a group of architecturally stunning residences, this one shines. The spacious living area culminates dramatically in a feature resembling the prow of a glass ship: two walls of windows coming to an acute angle, extending over the plaza below. The home boasts two terraces and views of the mountains, city and sculptural art museum.
Barbara Henderson, Fuller Sotheby's International Realty, (303) 893-3200, hendersonsells.com
Craig Mayer and Peter Blank, Kentwood City Properties, (303) 785-3526, milehimodern.com ▷


ART HOUSE TOWNHOMES

$875,000
SCHOLARS WALK
2308 S. UNIVERSITY BLVD. #2308
DENVER

The recently finished Scholars Walk, located directly across from the University of Denver's Newman Center, is made up of eight five-level deluxe townhomes. Each home comes with a personal elevator, which you can take to the top of the building to relax in your private rooftop oasis with mountain views.

Ginny Keenan, RE/MAX Alliance, (303) 877-9372, scholarswalk.com
Elizabeth Owens, RE/MAX Elite, (720) 988-4058
MaryAnne DeYoung, RE/MAX Elite, (720) 261-4412

$850,000
5075 EAST 6TH AVENUE PKWY.
DENVER

For sheer curb appeal, it's hard to beat 6th Avenue, and this home, with its warm cottage look, does not disappoint. Built in 1936, the home's interior is roomy and elegant, with original fireplaces and millwork. The second-story master suite was cleverly added with no effect on the home's profile, and even adults will love the children's playroom.

Nina O'Kelley, Kentwood City Properties, (303) 478-6703, upscaledenverhomes.com

$849,000
ART HOUSE TOWNHOMES
1479 DELGANY ST. #3
DENVER

These contemporary townhomes are appropriately named, as they are located adjacent to Denver's Museum of Contemporary Art. Each townhouse is unique, and each has its own front-door entrance. This particular home is 1,900 square feet with two bedrooms and study, two balconies, and two parking spaces.

Dee Chirafisi, Kentwood City Properties, (303) 881-6312, denverdee.com

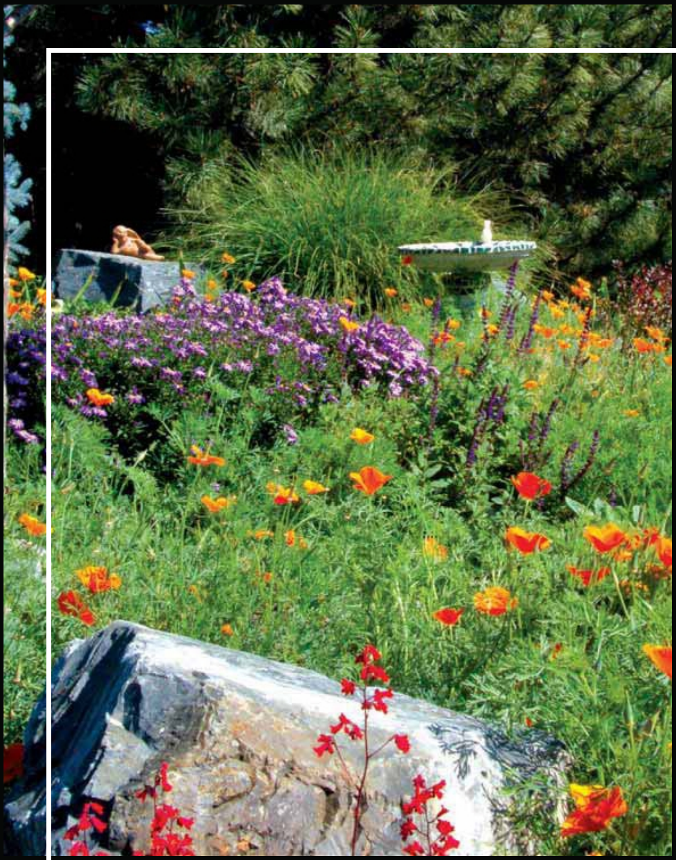
DENVER

Sometimes, good news is relative. Take Mike Rinner's perspective on the Denver real estate market, for example: "One of our local economic development guys, Tom Clark at the Metro Denver Economic Development Corp., put it best recently when he said it's like having the coolest seat in hell," says Rinner, executive vice president of the Genesis Group, an Englewood-based market research and analysis firm.

True, Denver's not exactly a robust market right now, but we're faring far better than our friends in places like Phoenix and Las Vegas. From 2007 to 2008, housing prices in the metro area fell 5.2 percent, according to a recent S&P/Case-Shiller Home Price Index. The dip was the third-smallest annual decline (after Charlotte and Dallas).

Even *Forbes* thinks we're doing all right. In February, the magazine ranked Denver the sixth-best housing market in the country, based on the area's improving foreclosure rate, stable inventory and year-over-year price changes. Denver has also benefited from modest overall price gains in the early part of the decade, so when the housing bubble burst nationally, Denver's dip wasn't nearly so large as other cities'.

"Here's the point," Rinner says. "Denver is one of the cities least at risk for having price depreciation over the next two years." Colorado's capital isn't on solid ground just yet, but several economic indicators say that there's reason to be cautiously optimistic. And that's about as good as the news gets these days. □

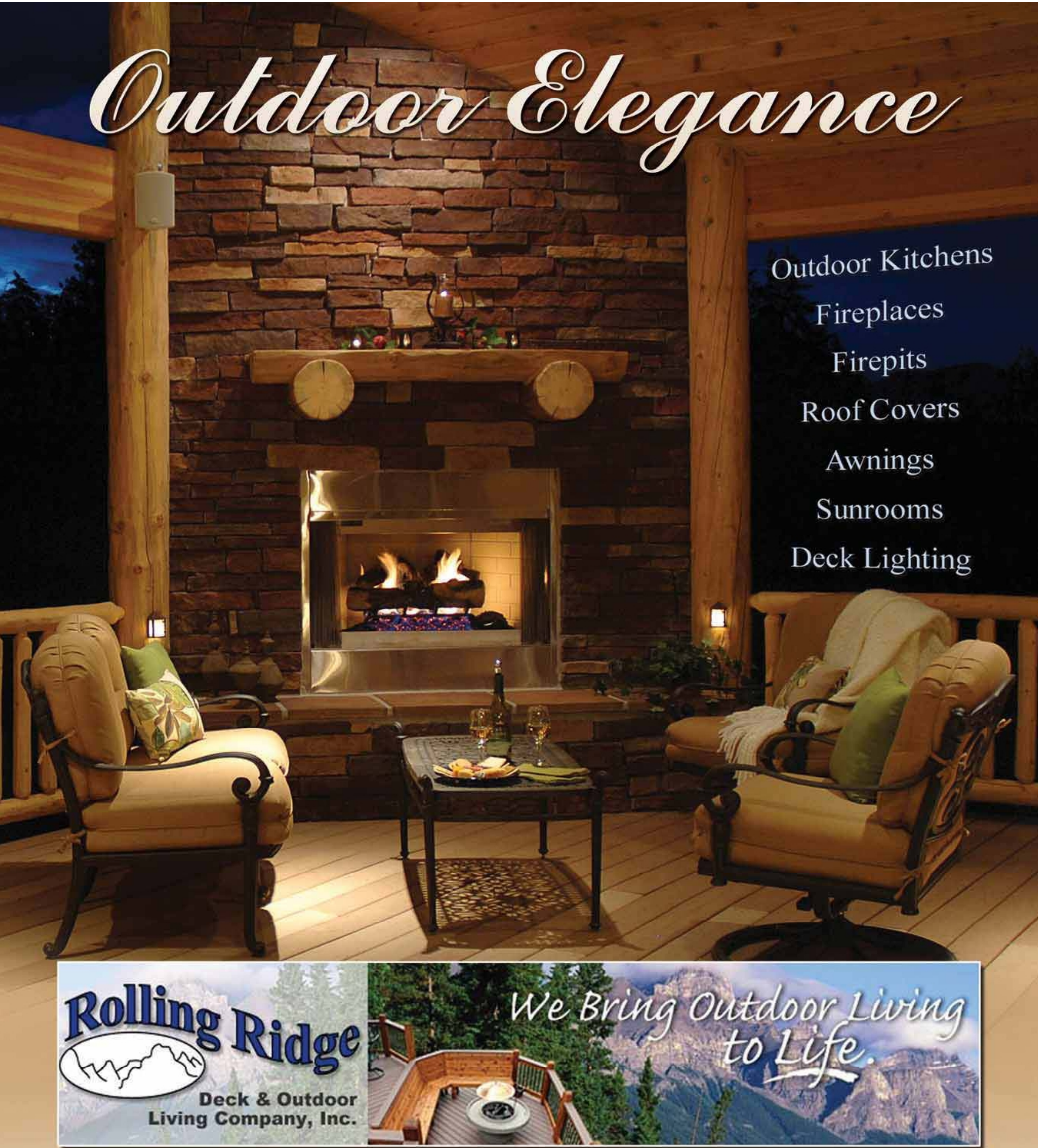


DESIGNS BY SUNDOWN
— LANDSCAPE ARCHITECTURE & CONSTRUCTION —

IS IT ANY WONDER...

why Designs By Sundown was voted Best Landscape Designers by *Colorado Homes &Lifestyles'* readers?

303.789.4400
www.DESIGNSBYSUNDOWN.com



Rolling Ridge Deck & Outdoor Living Company Inc. 7001 Highway 73 Evergreen, CO 80439
Call Today for your FREE Consultation/Estimate 303-670-4919
www.RollingRidgeDeck.com

TOP PROPERTIES ON THE

FRONT RANGE

The Front Range is home to most of Colorado's residents, whose lives play out against the backdrop of the Rocky Mountains. If you've always wanted to live at the base of the Rockies, now might be the best time to buy: you'll find good deals in many of the towns that dot this expanse of Colorado.

180 OUTPOST LANE, EVERGREEN

ANNA PETERSON

$8,195,000

PHOENIX RANCH

LONGMONT

Drive past the custom ironwork gate, enter through the handcrafted copper front doors, and discover a 10,000-square-foot home in which every amenity for gracious living and entertaining has been considered. The colors are warm and cohesive, the views spectacular. The great room opens to an expansive patio, pool, fountains and vista of Longs Peak. The 40-acre property includes a 5000-square-foot heated barn, and approved permits for both an additional barn and private lake.

Scott Franklund, Fuller Sotheby's International Realty, (303) 440-4999, sothebysrealty.com

$3,250,000

180 OUTPOST LN.

EVERGREEN

This four-story home, sitting on 6.4 acres in The Grand Preserve on the top of Saddleback Mountain, jibes well with its natural surroundings. The exterior finishes were selected for maintenance-free living. Inside, an unlikely palette of finishes, including wood, rock, stainless steel, slab stone and glass, work together to create a feel that is both contemporary and warm. More than 1,600 square feet of exterior decks provide staggering views of the Continental Divide. And don't miss the four-story glass walled elevator, which makes getting up and down a breeze.

Jackie Long, Keller Williams, (303) 520-9638, justchoosejackie.com ▷

TOP PROPERTIES IN THE

FRONT RANGE

5045 BROADLAKE, COLORADO SPRINGS

$2,995,000

5045 BROADLAKE
COLORADO SPRINGS

This elegant home sits on a 1.92-acre treed cul-de-sac lot in the prestigious Broadmoor Resort neighborhood. Step into luxury through the dramatic stone porte-cochere and impressive double doors. The home has eight fireplaces, including one in the theatre. Outside, take in views of mountains and city lights from the decks, warmed by heated tile.

Sharon LeRoy, RE/MAX Properties, Inc., (719) 337-0426, homescolorado.com

$2,750,000

CROOKED PINE
9631 MOUNTAIN RIDGE PL.
BOULDER

With its graceful stone curved walls, impressive combination of finishes and wonderful flow and spaciousness, this unique contemporary home is itself a work of art. The floor-to-ceiling windows bring the outside in, and because this three-acre property abuts Boulder's Heil Ranch Open Space, there's plenty of room to play outdoors, too. Named for the amazing tree around which the home is built, this property has been featured on both the Fine Living and Home & Garden television channels.

Scott Franklund, Fuller Sotheby's International Realty, (303) 440-4999, sothebysrealty.com

5045 N 51ST ST., BOULDER

$2,675,000

1350 OLD TALE RD.
BOULDER

From the pointed corners of the roofline that cantilever out dramatically, to the two-story, Charles Haertling-designed addition, this property is truly distinctive. The second-story master bedroom and sitting room, with their walls of windows, give the feeling of being in a luxurious tree house. Outside, enjoy the copper- and cedar-fenced patio and saltwater pool. The lush 1.9 acres also include a pottery studio, fenced vegetable/fruit beds, three patios and a bubbling stretch of South Boulder Creek.

Digger Braymiller, (720) 234-6390, Mock Realty, diggerbraymiller.com

COLORADO SPRINGS

The last few years have been a struggle for the Springs, as the market continues to soften and home prices decline. For Jason Daniels of RE/MAX Advantage, it's all about adapting to the changing times. "Actually, 2008 was one of my better years," he says. Daniels attributes his success to keeping a close eye on the market and working with his sellers to make sure their properties are priced right and in excellent condition.

According to the Pikes Peak Realtor Services Corp., numbers were down in the Colorado Springs area across the board from 2007. The number of sales of single-family homes fell 16.6 percent, while the average sale price was $239,204, down 7.9 percent from 2007.

After several years of enjoying unprecedented appreciation, some sellers have had a hard time accepting the idea of breaking even—or even having to bring money to closing, Daniels says. But even with these new challenges, he is optimistic. "I think we're starting to see a slight change for the better. There are fewer foreclosures and prices are flattening out. I hope that we are bottoming out and will start to see a normal market of three-to-six-percent appreciation by the end of the year."

1757 WCR 20.5 RD., LONGMONT

$2,650,000

1757 WCR 20.5 RD.
LONGMONT

Inside, this home is all gorgeousness. Outside, enjoy 28 acres (zoned for horses), a heated pool and a private 14-acre spring-fed lake. The lake offers fishing, bird hunting, water skiing and swimming. Everything's here for your recreational enjoyment: boat ramp, dock, beach, pavilion and a heated hunting blind.

Karen Bernardi, The Bernardi Real Estate Group at Coldwell Banker, (303) 402-6000, bernardirealestate.com

$2,489,000

5045 N 51ST ST.
BOULDER

This home near the Boulder Reservoir is full of surprises. The wide, wrap-around veranda, with its wicker furniture, is reminiscent of the Old South. Sip your julep and enjoy views of the tennis court, pool, mountains and manicured lawn. Inside, the living and bedroom areas are classic and beautiful. Downstairs, the theater, bar, lounge and billiards room are urban and hip.

Karen Bernardi, Bernardi Real Estate Group at Coldwell Banker, (303) 402-6000, bernardirealestate.com

$2,399,999

SADDLEBACK RANCH
1570 COUNTY LINE RD. 37 E
LYONS

Just five minutes from historic downtown Lyons and 20 minutes from Boulder, this secluded 18-acre estate has it all. The blue of the gorgeous outdoor pool contrasts with the outlying sandstone cliffs to create an aura of luxury and peacefulness. The energy-efficient complex features a separate guest cottage and a detached office suite. And the details are exquisite: consider the 1,000-bottle wine cellar with its ancient Chinese double doors.

Scott Franklund, Fuller Sotheby's International Realty, (303) 440-4999, sothebysrealty.com

$2,275,000

10430 SUNLIGHT DR.
LAFAYETTE

The timber frame construction and smart design result in a home that is both warm and sophisticated. This property abuts a Boulder County conservation easement, so the incredible views through the abundant floor-to-ceiling windows (even in the finished basement) will always be unobstructed. Other features include a master suite that occupies its own wing, a beautifully appointed kitchen and a thoughtful floor plan.

Robert Shearman, Fuller Sotheby's International Realty, (303) 525-7100, sothebysrealty.com ▷

BOULDER

Comparing 2008 numbers to those of 2007, Boulder's market seems to be faring pretty well. Although the number of single-family homes sold was down 19.5 percent, the average sales price fell just 0.9 percent—from $662,642 in 2007 to $656,383, according to the Boulder Area Realtor Association.

Says Ken Boisvert, a Broker Associate at Prudential Rocky Mountain REALTORS, "2008 turned out to be a decent year for my partner and me. In the 10 years I have been an agent in the Boulder area, this was one of my top three. My partner has over 23 years of experience in the Boulder market, and I think 2008 was in his top 10."

The secret to a quick sale, says Boisvert, is having your home in top condition and priced right. "In this type of market, homes that have a defect of some type or are overpriced will just sit on the market." It seems that sellers are taking this advice to heart: the average number of days to contract actually shortened from 67 days in 2007 to 65 days in 2008.

TOP PROPERTIES IN THE FRONT RANGE

9950 S. WARHAWK RD., CONIFER

$2,200,000

8355 STONERIDGE TER., BOULDER

Situated on the top of a ridgeline seven miles north of Boulder is this modern-day chateau. From the 35-acre site and lushly landscaped yard, the homeowner and guests enjoy magnificent views—all the way to downtown Denver. The outlying Jacuzzi might provide the best place in Boulder for a soak. Inside, the home displays clean lines, openness and polish.

Karen Bernardi, Bernardi Real Estate Group at Coldwell Banker, (303) 402-6000, bernardirealestate.com

FORT COLLINS/GREELEY

Although sales were down almost 14 percent from 2007, Fort Collins' home prices did not fall dramatically in 2008. "Unlike other areas, we didn't have a big run-up in prices; in fact, prices have been flat for about seven or eight years. We didn't have a bubble to burst," says Dave Pettigrew of Prudential Rocky Mountain.

Outside influences have affected northern Colorado's market. "We had a steady influx of buyers from California over the last few years, but that has dried up because of their economy. That's hurt a bit," Pettigrew says. He also says the first-time buyer market slowed as financing became tighter.

Pettigrew says January 2009 sales were down another 17 percent and prices have remained flat; the median home sales price for the month was $222,000. The good news is that Fort Collins still has a relatively healthy economy with few layoffs and low unemployment. The town is also a big retirement destination—AARP has rated it one of the best places in the country to retire.

Greeley has experienced an impressive rise in home prices and inventory in the past 10 years, but is still an affordable place to live. Older homes in established neighborhoods, its small-town atmosphere, the University of Northern Colorado and a 2008 median home price of $148,000 continue to draw buyers to the area.

1637 PEARL ST. #304, BOULDER

$1,599,000

6309 SUNSHINE CANYON DR. BOULDER

This three-level, contemporary mountain beauty, with its southeast exposure, abundant windows and 1,600 square feet of deck, was designed to take full advantage of natural light, passive heating, and sweeping views of surrounding mountains and valleys. The property is fully fenced and features a wildlife-safe kennel system for dogs.

Scott Franklund, Fuller Sotheby's International Realty, (303) 440-4999, sothebysrealty.com

$1,500,000

9950 S. WARHAWK RD. CONIFER

Photovoltaic solar panels provide almost all of the energy needed to power this monolithic dome. (A back-up generator supplements, just in case.) The lovely terraced garden adds beauty to the already exquisite 38 acres. The estate backs to open space and is just minutes from the town of Conifer.

Melissa Nelson, Coldwell Banker Real Estate, (303) 905-2572, coloradohomes.com

Stu Galvis, Boulder Green Properties, (303) 746-0655, bouldergreen.com

1415 N. CASCADE AVE., COLORADO SPRINGS

601 GREGORY RD., FT. COLLINS

$1,195,000
922 S. SUMMIT DR.
FORT COLLINS

Old-time elegance defines this 1923, two-story home with original woodwork and screened porch, a large grassed lawn, massive trees, a tire swing and a tennis court. Add a barn, horse pasture, detached garage and shop, an automatic well water sprinkler system, and a great location, and you've got an outstanding 5.24-acre estate.

James Murray, The Group Inc. Real Estate, (970) 377-6035, thegroupinc.com

$990,000
9700 RUNNING BUFFALO RD.
FRANKTOWN

This 35-acre ranch, with its custom Southwestern-style home and approximately 2,000-square-foot barn, is just waiting for you and the horses. There's plenty of room to ride, as this property backs to 1,700 acres of Douglas County Open Space. For more recreation, there's nearby Castlewood Canyon State Park. The home itself is beautifully appointed. Enjoy the spectacular views from its large windows and 1,000-square-foot stamped-concrete covered patio with fireplace. The large walkout lower level is partially finished and ready to be customized.

Gary Lohrman, Fuller Sotheby's International Realty, (303) 967-2072, fullerproperties.com

$975,000
1415 N. CASCADE AVE.
COLORADO SPRINGS

It's hard to match the charm, grandeur and space one finds in an early 20th-century home. This one has it all: mature gardens, handsome rooms with original finishes and features, and a commanding staircase. The carriage house, with its sliding stable doors, is a bonus. The home is permitted for two home offices.

Carol Patten and Mary Smith, ERA Shields Real Estate, (719) 339-0942, (719) 229-7020, pattenandsmith.com

$899,900
OVERLOOK HOUSE
601 GREGORY RD.
FT. COLLINS

Built in 1919, this artistic home has been featured on Ft. Collins' Historic Homes Tour and the Junior League Garden Tour. No surprise there. The home has been lovingly restored and maintained, and the gardens are indescribably beautiful. The property includes a separate artist's studio with its own stone patio—we hear the string quartet sits here during art shows and garden parties—and a detached three-car garage with finished workspace above.

Tracey Ryk, The Group Inc. Real Estate, (970) 377-4934, thegroupinc.com/601

$675,000
1637 PEARL ST. #304
BOULDER

Enjoy easy Boulder living in this sleek condo located on the top floor of a mixed-use Pearl Street building. One of only five residences, this unit, with its high ceilings and exposed ductwork, has a great loft feel. Cherry kitchen cabinets and bamboo flooring add warmth. Private underground parking with elevator access offers convenience.

Matt Rheingold, Colorado Landmark Realtors, (720) 201-1923, coloradolandmark.com □

MAY 8 & 9, 2009

PLANT SALE

BACK TO BASICS

LET DENVER BOTANIC GARDENS
HELP CULTIVATE YOUR GREEN THUMB!

Purchase vegetable plants and get tips on how to grow and eat from your own garden. Browse a wide selection of garden-grown and water-smart plants. Plus, choose from hundreds of varieties of herbs.

IT'S SIMPLE –
GO GREEN INSIDE AND OUT!

PLANT SALE PREVIEW PARTY

THURSDAY, MAY 7, 4 – 7 P.M.

Be one of the first to shop our great selection of plants. Enjoy wine and appetizers while you shop! Tickets are $35. Visit **www.botanicgardens.org** to purchase tickets or for more information.

FREE ADMISSION

HOURS:
Friday, May 8, 10 a.m. – 6 p.m.
Saturday, May 9, 10 a.m. – 4 p.m.
Member-only shopping both days from 8:30 – 10 a.m.

DENVER BOTANIC GARDENS

10th & York Street **www.botanicgardens.org**

ASSOCIATE SPONSORS

Swingle Lawn, Tree & Landscape Care · Intrepid Potash · Whole Foods Market Cherry Creek

MEDIA SPONSORS

5280 Denver's Magazine · KEZW · The Denver Post · El Semanario · KOSI 101 · SCFD

TOP PROPERTIES IN THE

MOUNTAINS

If you've always wanted a piece of the playground known as the Rockies, now's a great time to buy. While mountain markets have been slightly less affected by the economy than other parts of the state, there are still plenty of opportunities to get a good deal. Whether you're into Crested Butte's laid-back charm or the Vail Valley's European swank, the mountains offer plenty of options for good living.

1518 WEST BUTTERMILK RD., ASPEN

$43,800,000

1518 WEST BUTTERMILK RD.
ASPEN

All you need is your toothbrush. This newly constructed, 18th-century-inspired Tuscan estate comes equipped with custom-built and antique furnishings and fixtures. The 16,000 square feet of interior space, 5,000 square feet of patios and two acres of grounds are opulent and grand in scale.

Kelli Gardner, Christie's Great Estates, (970) 366-2632, aspentuscanestate.com

$8,900,000

44 VAIL RD. 3
VAIL VILLAGE

This unique townhome, with its Scandinavian design elements and vibrant colors, radiates warmth. The functional three-level floor plan features top-level living and gathering spaces, mid-level spacious bedroom/bath suites, and ground-floor child's bunkroom and playroom, climate controlled ski locker area and two-car garage.

Joni White Taylor, Christie's Great Estates, (970) 390-1402, 44vailroad.com ▷

TOP PROPERTIES IN THE MOUNTAINS

11 HEATHER LANE, ASPEN

$8,000,000

11 HEATHER LANE
ASPEN

This home sits on the site of the original ranch house in Meadowood. When the home was built, parts of the old barn were ingeniously incorporated into the new structure, resulting in a home that is unique and elegant. The property is beautifully landscaped, and features easy access to town via a walk/bike trail.

Bob Starodoj and Ed Foran, Mason Morse Real Estate, (970) 925-7000, masonmorse.com

$7,677,500

CANYON CREEK WEST RANCH
W-CCR COUNTY RD. 48X
TELLURIDE

This spectacular 1,000-acre ranch includes historic and restored cabins and original ranch structures. The serene property has several stocked ponds and its own private entrance into the Uncompahgre National Forest. Trophy elk are plentiful here, as are a diverse mix of aspen, spruce and oak. The town of Telluride is 27 miles away along well-maintained roads.

Bill Fandel, Peaks Real Estate/Sotheby's International Realty, (970) 708-4141, peaksrealestate.com

$5,995,000

55 NORTH HOLDEN ROAD
BEAVER CREEK

Sitting atop a hillside, this French chateau includes a great room that opens to large, welcoming patios with unobstructed views of the slopes, an expansive summer English garden and open space. Enjoy those same unobstructed views from both the stunning sunroom and the grand master bedroom.

Joni White Taylor, Christie's Great Estates, (970) 390-1402, sonnenalprealestate.com

18 GROUND PLUM ROAD, AVON

STEAMBOAT SPRINGS

The home of Champagne Powder has begun to feel the sting of the economic crisis; after four years of record-breaking sales, the market has declined significantly. According to Steamboat Springs MLS, the 2008 dollar volume declined 56 percent from 2007. "The land market has been hit especially hard," says Doug Labor, owner of Buyer's Resource of Steamboat.

That sounds like a startling statistic, but it's important to note that for the first time ever, Steamboat's 2007 dollar volume exceeded $1 billion. Looking at the numbers over the past five years, changes in the market don't look quite so dire; in fact, the average median price is up.

As an exclusive buyer-broker, Labor says he is busier than ever. "The pendulum has swung to the buyer's side, and those who have been sitting on the sidelines are now recognizing it is a good time to get in the game."

Labor also says that he is hopeful that the market will stabilize by the end of the year, even as it continues to make adjustments. "Inventories are high, and if sellers are competing with similar properties, they will need to price their properties competitively for their homes even to be shown." If you've always wanted a piece of Steamboat, now seems like an excellent time to consider buying.

629 CREEL LN., STEAMBOAT SPRINGS

$5,950,000
332 BEAVER DAM CIR.
VAIL

With a private, stocked pond on one side, and the rushing waters of Gore Creek on the other, this home sits on a lot like no other in Vail Village. The home offers many special features, including a handsome coffered great-room ceiling and a dining room with a fireplace that overlooks the creek.

Donna Caynoski, Christie's Great Estates, (970) 390-4324, 332beaverdam.com

$4,575,000
WOODSTONE RANCH
43500 ELK RIVER RD.
STEAMBOAT SPRINGS

Just seven miles north of town, enjoy the equestrian life and dazzling views of Steamboat's ski slopes. The riding's great, as this 18-acre property's trails lead to National Forest land. The ranch's numerous buildings include the 8,000-square-foot main house with its all-inclusive master suite, and the large barn with six stalls, tack room and caretaker unit.

Shelley Stanford, Colorado Group Realty, (970) 846-2991, woodstoneranchsteamboat.com

$3,595,000
18 GROUND PLUM RD.
AVON

This mountain home has it all: beauty, convenience, location and views. Thoughtfully situated on two acres overlooking lovely meadows and aspen groves, the home provides ski-slope views. While the house comprises two levels, its great room with massive stone fireplace, kitchen, eating areas, master suite, hearth room and office/library are all located on the first floor, allowing for main-floor living.

Joni White Taylor, Christie's Great Estates, (970) 390-1402, sonnenalprealestate.com

$3,280,000
537 W. GALENA AVE.
TELLURIDE

Privacy and convenience you'll find in spades at this residence, located on a quiet cul-de-sac that is a swift six blocks to everything in Telluride: ski lifts, theatre, restaurants and boutiques. Sounds of relaxation are supplied by Cornet Creek, with superb views courtesy of Telluride's Box Canyon and ski slopes. This is a low-maintenance, great looking home with all the new bells and whistles.

Banks Brown, Peaks Real Estate/Sothebys International Realty, (970) 729-1100, banksdbrown.com ▷

TOP PROPERTIES IN THE

MOUNTAINS

82 ANTHRACITE, CRESTED BUTTE

$2,225,000

629 CREEL LN.
STEAMBOAT SPRINGS

Conveniently located between town and the ski area, this home, in the Angler's Retreat neighborhood, is surrounded by the waters of Fish Creek. Windows in both the master suite and the office frame the famous old Steamboat barn. To add to the home's western ambience, one guest room looks like a log cabin.

Shelley Stanford, Colorado Group Realty, (970) 846-2991, exquisitehideaway.com

$1,900,000

LITTLE KAROO FARM
PARADOX

An hour and 20 minutes northwest of Telluride and nine miles from the Utah border lies the picturesque 160-acre Little Karoo Farm. The property offers a main home, guest cottage, manager's home and 5,000-square-foot barn. The Dolores River runs along the farm's eastern border. Spectacular views of the San Juans to the east and La Sals to the west included.

Nels Cary, Peaks Real Estate/Sotheby's International Realty, (970) 728-1404, peaksrealestate.com

$1,895,000

LIGHTNER CREEK INN
999 COUNTY RD. 207
DURANGO

If you've always dreamed of owning your own B&B, this place is for you. The charming 100-year-old farmhouse sits on seven lush acres. Secluded, and yet just four miles from downtown Durango, this property includes a carriage house, separate owner's home, historic barn and professional kitchen. Nearby hiking trails and Lightner Creek are but a few of the places to relax and unwind.

Roxanne Kolbe and Becky Goldsmith, (303) 916-8660, innmatchmakers.com

SUMMIT COUNTY

Home to the world-class resorts of Breckenridge, Copper Mountain and Keystone, Summit County continues to show signs of a healthy real estate market.

Although the total number of residential properties sold was down 43 percent from 2007 to 2008, median sale prices continue to climb ($460,000 in '08, up 8.24 percent from '07), according to the Summit County MLS. The percentage of properties sold at 100 percent of list price or higher is holding strong as well.

"We've certainly felt the impact of the current economic situation," says Susie Leavens, a Broker Associate with Landmark Real Estate Group. "However, it hit here later than most parts of the country, and the general consensus is that we will rebound more quickly as well."

Though there seems to be a pent-up demand for property, she says, many buyers are taking a wait-and-see stance. "They want to buy at the 'bottom of the market.'"

In this new environment, Leavens says she hasn't changed her business—she has maintained it. "There is no question the real estate community is hurting and times are tough. Now more than ever, I believe it's important for sellers to work with a real estate professional who is committed to spending the marketing resources necessary to capture the attention of buyers."

594 RETREAT PL., STEAMBOAT SPRINGS

$1,795,000

82 ANTHRACITE
CRESTED BUTTE

The research, careful planning and passion that went into the renovation of this 1984 home are evident. From the rusted metal detail to the Chinese slate rockwork, you'll find specially selected finishes, appliances and lighting at every turn. When you're ready to hit the slopes, ski to the lifts via the neighborhood homeowners' trail.

M. Catherine Benson, Benson Sotheby's International Realty, (970) 349-6653, bensonsothebysrealty.com

253 ENSIGN DR., DILLON

$1,497,000

594 RETREAT PL.
STEAMBOAT SPRINGS

Fish for (big) trout from this home's covered deck, which overlooks a nearby pond. Nestled in a stately stand of 150-year-old pine trees, this stunning home is one of 16 in Angler's Retreat. Here, Steamboat living is carefree, as the Homeowner's Association maintains all yards, common areas, ponds and trails.

Shelley Stanford, Colorado Group Realty, (970) 846-2991, anglersretreat.com

$1,145,000

253 ENSIGN DR.
DILLON

The front of this home overlooks Lake Dillon; the back abuts National Forest; and every room has its own unique view of the Tenmile Range. Add three fireplaces, up-and-down laundry rooms, four bedroom suites, heated garage and heated driveway, and you've got a great-looking home designed for easy mountain living.

Don Thomas, Slifer Smith & Frampton Real Estate, (970) 547-7940, mtnbliss.com

$1,295,000

51 HOWARD DR.
EDWARDS

This home is built for family living. Located in a great neighborhood overlooking the Singletree Golf Course, the home is close to bike paths, neighborhood parks, schools and the picturesque town of Edwards. Two new patios and mature landscaping provide perfect spaces for family relaxation and entertaining.

Jean Mitchell and Donna Caynoski, Christie's Great Estates, (970) 331-3236, (970) 390-4324, sonnenalprealestate.com

GRAND COUNTY

Real estate in Grand County held its own in 2008. According to the Grand County Board of Realtors, the average sales price for single-family homes is down just a bit, from $497,329 in 2007 to $452,716 in 2008. But condominium prices were up considerably—42 percent—from $258,353 to $366,465.

Denise O'Connell, a Broker Associate with Coldwell Banker Mountain Properties, attributes these numbers to new condominium developments such as Trailhead Lodges. "These developments offer location and views for an affordable price," she says. "People are pleasantly surprised at what they can get in Winter Park in the $300,000-$400,000 range."

Winter Park is undergoing a bit of a facelift, with new residential developments, restaurants and improvements such as a new recreation center and a complete renovation of Hideaway Park in effect. "Our community is moving forward, not retracting," O'Connell says.

However, January 2009 provided a reality check for Grand County, putting up dismal numbers that made it the county's worst month for real estate since the 1980s. Median prices for single-family homes were down 36 percent, and condominium median prices fell 57 percent from January 2008. But O'Connell remains optimistic about the future: "Once we get through this, I'm confident that the recovery will bring new buyers." ▷

TOP PROPERTIES IN THE MOUNTAIN

$1,195,000

418 THIRD ST.
CRESTED BUTTE

This home boasts two awards from the Architectural Review Board of Crested Butte. The historic property consists of the main Victorian-style home, a two-room artist's studio, and a cottage with bedroom, loft and attached garage. All open onto the handsomely landscaped central courtyard. The complex, complete with views and oversized lot, sits in the heart of Crested Butte.

M. Catherine Benson, Sotheby's International Realty, (970) 349-6653, bensonsothebysrealty.com

$989,000

2341 UPPER HIGH DR.
ESTES PARK

This 12.9-acre estate borders Rocky Mountain National Park on two sides. Built in 1938 by a prominent banker, the home was completely updated five years ago. With its history, location, mountain-lodge atmosphere and hard-to-beat views of the park's high peaks, this property is an outstanding value.

Christian Collinet, First Colorado GMAC Real Estate, (970) 231-8570, rockymountainestate.com

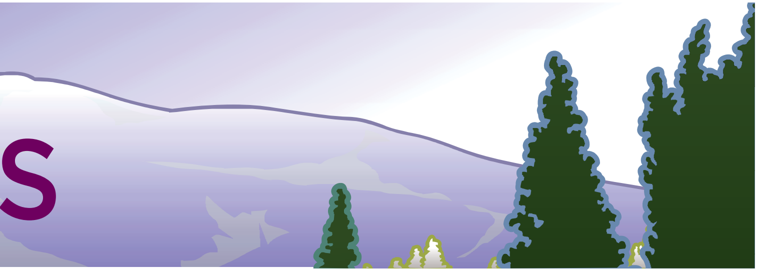
TELLURIDE/DURANGO

As with other Colorado resorts, Telluride's market has fallen considerably after several years of explosive numbers. "We've had bumps in the road, in the 1980s, 1991 and just after 9/11," says George Harvey, Broker Associate at Telluride Properties. "This is different. Even those of us who have been at this for a long time are now trying to get our hands around it. Where are we? Where are we going?"

Total dollar volume for 2008 was $343 million, down 55 percent from 2007's record-breaking $756 million. The number of homes sold declined sharply as well, from 631 in 2007 to 339 last year.

Harvey, a 25-year veteran, says opinions vary as to when the market will turn around, with "optimists" agreeing that things will turn around in the last quarter of this year and "pessimists adding a year to that." Harvey says he's somewhere in the middle, believing the market will see a noticeable improvement in the spring or summer of 2010.

Durango has also seen home sales drop by 23 percent, but the median price was up slightly and the average number of days a home sits on the market was down. La Plata County boasts a solid employment base, few foreclosures and growth limits on home-building—attributes that will get the area through these tough times.



418 THIRD ST., CRESTED BUTTE

2341 UPPER HIGH DR., ESTES PARK

$599,900

3402 EAGLECLIFF CIRCLE DR.
ESTES PARK

The clean lines of this mountain contemporary home serve to enhance the take-your-breath-away views of Rocky Mountain National Park. Just minutes from both town and the park, this property is located in the beautiful Windcliff Estates. The spacious home features a private master wing and walk-out basement level. Christian Collinet, First Colorado GMAC Real Estate, (970) 231-8570, firstcoloradorealty.com □

Don't settle for
home furnishings
you can live with......

Experience
what you can't
live without.

Mediterranean ◆ Southwestern ◆ Western ◆ Mountain ◆ Modern

17,000 sq ft Store Filled with
Furniture and Accessories

Interior Design Services &
Unique Window Treatments

Open to the Public

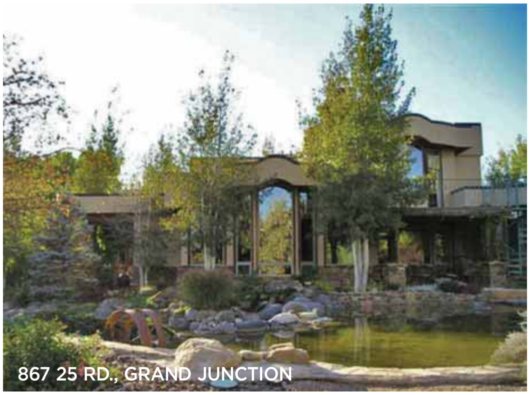
D'AMORE INTERIORS

WWW.DAMOREINTERIORS.COM ✧ 303.422.8704 ✧ WHEAT RIDGE, CO, 80033

TOP PROPERTIES ON THE

WESTERN SLOPE

The towns along the state's western edge are a marked change from Colorado's mountain resorts or the Front Range bustle. Here, everything feels a little more like the Old West—from the craggy canyons to the small towns. But don't be fooled: the Western Slope is also home to many of the state's best winemakers, great fruit orchards and summer outdoor festivals.



867 25 RD., GRAND JUNCTION

$1,700,000

867 25 RD.

GRAND JUNCTION

This property is an oasis in the middle of town. The water surrounding the home starts with a babbling brook and ends in three prodigious ponds. The grounds are home to 400 deciduous trees—including crabapple, spruce and maple—and one huge live oak. The home's interior is as beautiful and serene as the exterior.

Mike Krieg, United Country RealQuest Realty, (970) 640-4772, mikekrieg.com

$1,695,000

2349 YELLOW CAT CT.

GRAND JUNCTION

From the top of a bluff, this home looks down on Redlands Mesa Golf Course and across to Mount Garfield. The home's extras make it stand out: the indoor lap pool, courtyard entry, huge wine cellar and two master suites, one with a private elevator.

Craig Huckaby and Debbie Hampton, Bray Real Estate, (970) 640-9918, (970) 433-1007, hamptonandhuckaby.com
Connie Whalen, Bray Real Estate, (970) 270-2699, conniewhalen.com

$1,295,000

872 GAMBELS RD.

GRAND JUNCTION

Designed by a mountain architect, this home has a Colorado lodge feel—with the added bonus of spectacular landscaping. Mature plantings, a garden pond, waterfalls and even a rose garden enhance the home's style. Add a top-notch interior, a quiet two-and-a-half acre cul-de-sac lot and breathtaking views of the Grand Mesa, and you've got a one-of-a-kind property.

Jim Widdows, Western Colorado Real Estate Market, (970) 241-2822, wcrem.com

$1,283,000

20541 LITTLE PARK RD.

GRAND JUNCTION

Looking for acreage, something large and energy-efficient, with room to work and play? Here it is, just 15 minutes from town. Enjoy the spectacular views from the large wraparound deck of this Southwest-style home, get some handiwork done in the oversized shop and garage, and cook up a storm in the gourmet kitchen. Then take a hike on the property's 35 acres.

Sharon Vaughn, Coldwell Banker Home Owners Realty, (970) 242-5505, vaughnteam.com ▷

TOP PROPERTIES ON THE

WESTERN SLOPE

872 GAMBELS RD., GRAND JUNCTION

$1,250,000

2134 BUFFALO DR.

GRAND JUNCTION

This is a large, comfortable, family home in an unbeatable setting. Its 3.6 acres border the Colorado National Monument. Owners and guests can catch glimpses of the Monument's rock walls from one side of the home and the Grand Valley from the other.

Christi Reece, Bray Real Estate, (970) 242-3647, reeceproperties.com

$1,175,000

3386 C 1/2 RD.

PALISADE

This executive country farm marries comfortable living with an opportunity to run your very own organic peach orchard. The nearly 4,000-square-foot home sits on 12 acres, close to the property's 2,600 organic peach trees. A microjet irrigation system makes watering efficient, a workshop will hold all of your equipment and a walk-in cooler keeps the picked peaches fresh. The current owner will help the buyer learn the business.

Patti Poschman, Bray Real Estate, (970) 250-9494, 3386palisade.com

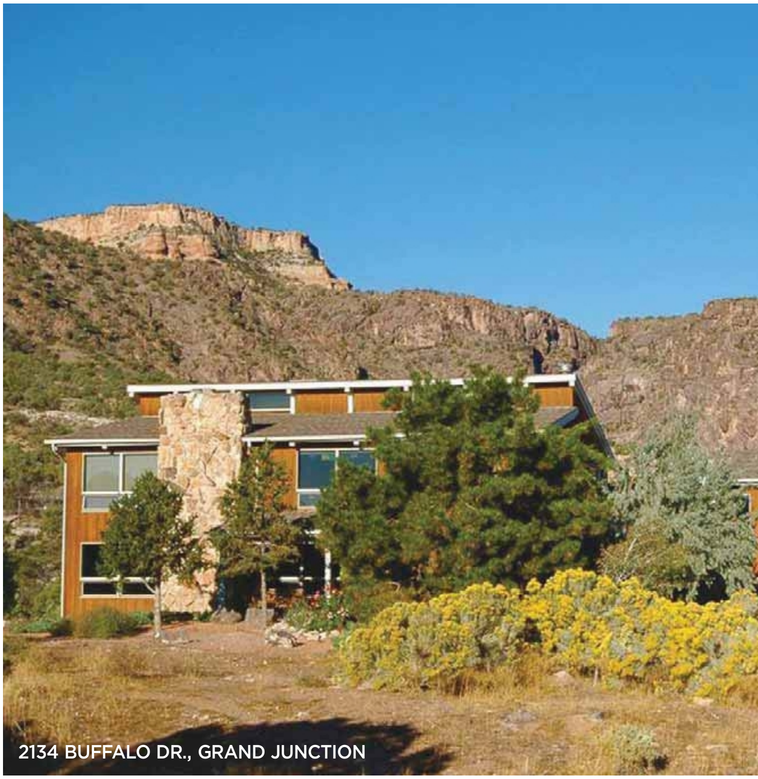
$815,000

2025 L. RD.

FRUITA

This Southwest-style home, set on 12 acres, is a deal that's hard to come by. The home's details make it distinctive: two fireplaces (gas or wood), in-floor heat, beautiful saltillo tile and exposed beams. Outside, the lush landscape and quiet setting make this dwelling feel like a vacation getaway.

Jerry Beard, United Country RealQuest Realty, (970) 256-9700, realquestrealty.net



2134 BUFFALO DR., GRAND JUNCTION

GRAND JUNCTION/WESTERN SLOPE

They say that what goes up must come down, and that's what's happening on the Western Slope. But it's not terribly surprising to Becky Behrens, a Broker Associate with Monument GMAC Real Estate. "We have been in the top ten of the housing index, appreciating faster than almost anywhere in the state," she says. "Appreciation like that isn't normal."

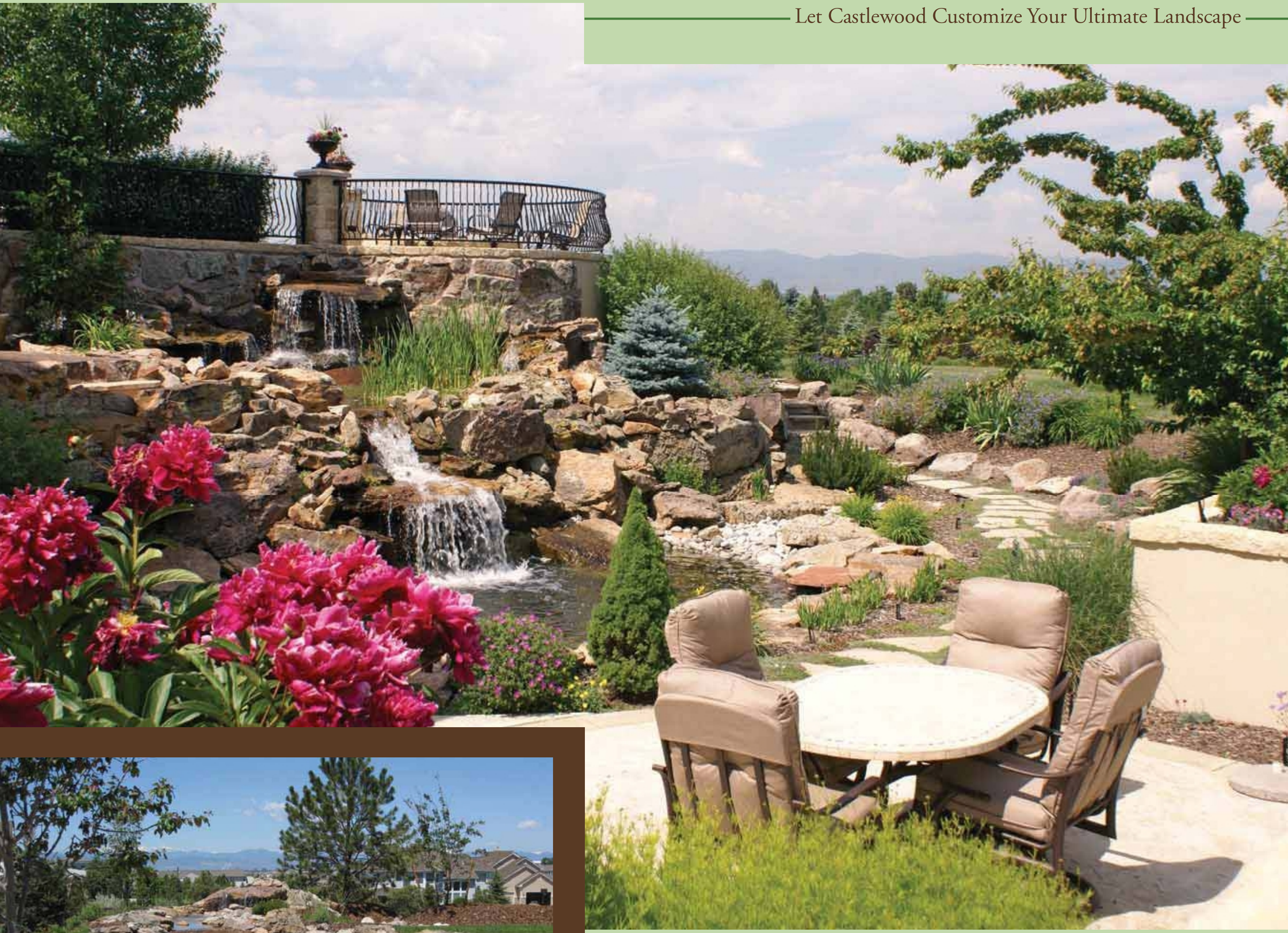
According to Advanced Title Technology, 4,459 properties sold in Mesa County in 2008, down from 6,410 the previous year. The total dollar volume dropped as well, from $1.71 billion in 2007 to $1.32 billion last year.

Behrens says that 2008 started well for her business but slowed dramatically toward the end of the year. "We are definitely a buyer's market now," she says, adding that her open-house traffic picked up in February.

With all the uncertainty, Behrens is optimistic about 2009. The raising of the FHA limits has helped prospective homeowners, she says, and retirees continue to find the Western Slope an attractive place to settle. "Mesa County is a great place to live," says Behrens. "That's why we'll weather the storm." □

CASTLEWOOD
CUSTOM LANDSCAPE & DESIGN

Let Castlewood Customize Your Ultimate Landscape



Destination HOME

CastleWoodLandscapeDesign.com • 303.814.8118

set APART

An all-star design team, led by David Johnston of David Johnston Architects, came together to create this Aspen architectural beauty, dubbed "Riverfront Masterpiece." The result is a home that stands out from the rest on the market, worthy of being called "Best of the Best" for its stunning architecture.

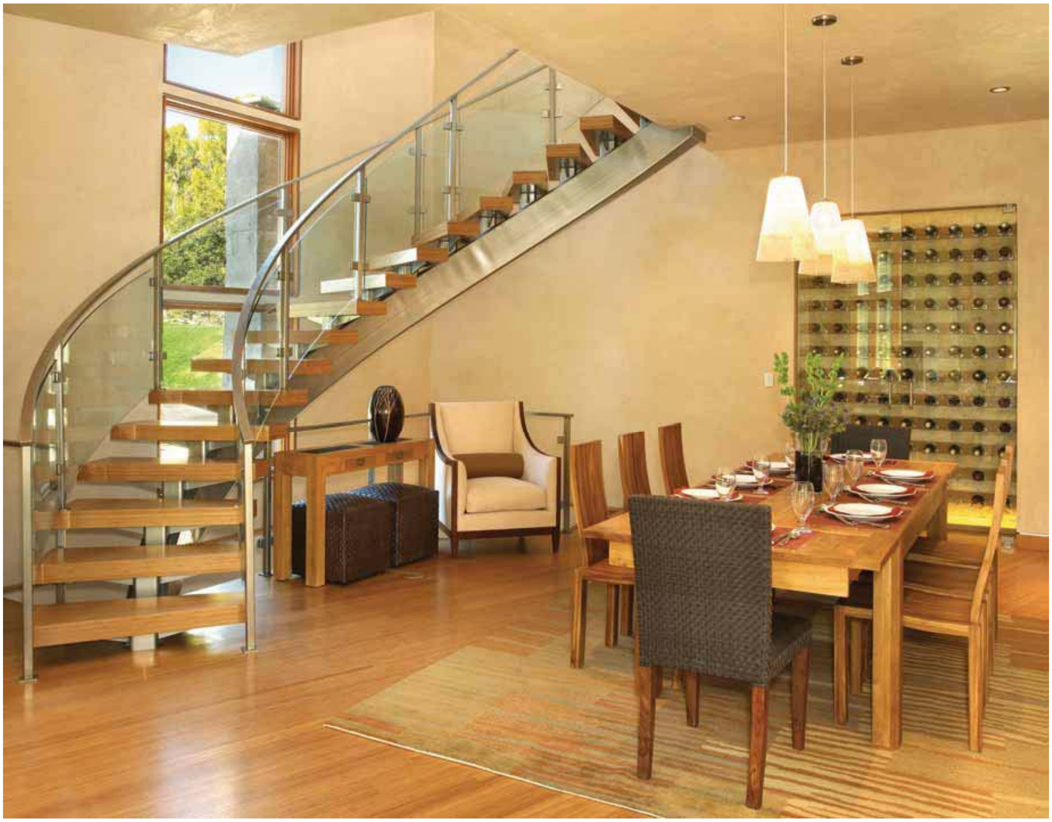
CH&L: This house is located in one of Aspen's most coveted areas—Snowmass Canyon. And on top of that, it stands right along the Roaring Fork River. How does your design celebrate this setting?

David Johnston, principal of David Johnson Architects: Given the fact that the site itself is so magnificent and the river is so close to the house, it was very important to bring as much of the outside into the inside as possible. That put us in a position to create open spaces with a lot of glass, so there was a very thinly veiled distinction between interior and exterior. One of the ways we accomplished that was when you walk in the front door, the stone pattern on the floor actually carries out through the exterior doors [on the other side of the house] and into the backyard.

By **Caroline Eberly** Photography by **Steve Mundinger and Jason Dewey**

Photos on this spread by Steve Mundinger

"We wanted to get away from the traditional Aspen style of rough timbers and rustic stones," John Hufker, project manager, says. The home's facade shows a mission accomplished: Spanish cedar and zinc siding, tightly-cut limestone around the entry and anodized aluminum for the windows.



(above) Standing in the home as a functional sculpture, the stairway is meticulously made of custom-formed steel, bamboo treads and Plexiglas panels. The wine cellar is also a work of innovation, made of leftover materials with the help of builder John Olson. Dining table and matching chairs from Via Viva.

Designer Elizabeth Holway calls the great room a multi-functional space, with its fireplace for entertaining, small drinking bar to the right and open feel. Don't miss the dynamic asymmetrical ceiling, dressed in cherry panels, that conceals lighting and has a hidden pocket from which window shades suspend.

Some design challenges also cropped up because of the setting, like making the most of daylight in the narrow canyon, for example. What was your solution?

Because the narrow valley runs north-south, we wanted to bring natural light and warmth into the house; the valley can get very cold very quickly. We designed an L-shape to capture the sun and warmth from the south and capture views upriver. It almost designed itself.

The outdoor living space is another way you addressed the daylight challenge.

Because the site is in shadow relatively quickly during the day, we created a bit of a sheltered space that would maintain some warmth during the evening—something that was adjacent to the hearth room and kitchen, so you could extend your outdoor experience even longer during the day. It's very subtle. We didn't try to create an outdoor living room per se; it was important to keep it integral to the exterior architecture.

Take us inside the house. What was your vision for the architecture indoors?

We have very few interior walls, which is great; it maintains the open space and clean look. Most of the forms are sculptural. Take the staircase, for example, which is made of steel, bamboo treads and Plexiglas panels. We tried to make it visible from both the interior and the exterior. We created subtle curves in the architecture outside [on the second story], so we wanted to pick up that softness in the interior as well.

Even inside, the presence of the river becomes an important design element. How does the river come into play indoors?

The living room windows are oriented on a direct axis [of the L-shape] with an upriver view of the water. As you're standing there, you literally see the river running at you. The master bedroom wing was oriented directly to the river in a much more private way.

PHOTOS ON THIS SPREAD BY JASON DEWEY

Tell us how you define the home's overall style.

It's a unique home, and the idea of "contemporary" was to more or less upgrade a design beyond traditional Rocky Mountain design, and try to put forth some new language into the architecture. We don't like to overuse the word "contemporary"; we just think it was appropriate architecture for the site, and it represents forward thinking in creating architecture for architecture's sake.

Walk us through some examples of that "new language."

One of the design moves that is really clear when you come in [to the home] is the non-traditional entry experience. We cantilevered an office in 3-D form out over the front door. The palette of materials—square-cut, dry-stacked limestone; Spanish cedar siding; zinc roofing, anodized aluminum windows—is also non-traditional, along with using shingle panels on some vertical spaces on the master bedroom wing.

Any closing thoughts you'd like to share?

What I like most about the home is the simplicity of its form and how it actually complements the site itself. The quality of the architecture, in my mind, will be the home's greatest selling point. The conscientious buyer understands [this quality], whether it comes in a contemporary or traditional form, and that's what we as a firm try to do—maintain the quality of the architecture no matter what vernacular it comes from.

ON THE MARKET

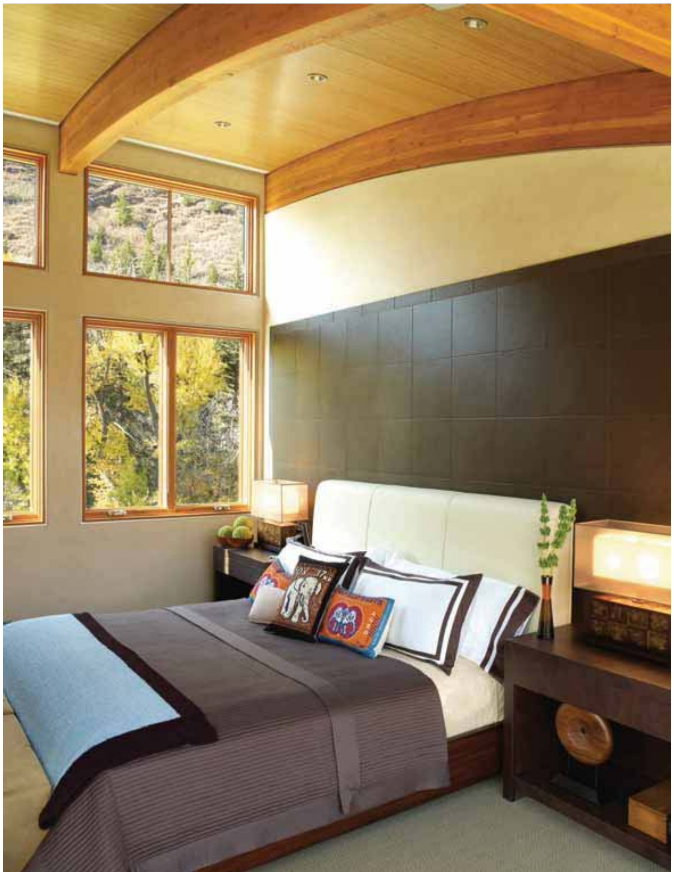
IN ASPEN, THERE ARE FOUR PREMIUMS that give a for-sale property an edge, says Gary Feldman, managing partner at Joshua & Co. and listing agent for the Riverfront Masterpiece. These advantages include water frontage, direct ski access, golf access and lots with views. "Of those four premiums," Feldman says, "waterfront seems to be the biggest hot button. If someone's been fortunate enough to experience living along the water, then they're going to want that and nothing else."

For those looking for waterfront access in Pitkin County, the supply is tight. The County's latest ordinance for stream setbacks requires that homes be built a minimum of 150 feet away from water's edge. This home falls under the old building code, making its location so close to the banks of the river a rarity.

And that's not all it has going for it. Other selling points include a design that makes entertaining easy (including an outdoor living space), 19.5 acres of Snowmass Canyon land, a solar-panel-heated snowmelt system built into the driveway and the striking architecture. "There's always a demand in Aspen for unique contemporary design," Feldman says. "More so than any other type of property we see. Maybe it's just the scarcity."

Plus, summer is coming. Though the home has received a lot of interest due to its design and its location along the Roaring Fork River, it went on the market at the end of the summer of 2008, making this its first full selling season. "Buyers come back [to Aspen] year after year and don't pull the trigger, and then they spontaneously stop in during the summertime and write a check," Feldman says. "The summer is really the gem."

For more information on the home, priced at $7,950,000, contact Gary Feldman at (970) 205-2222 or gary@joshuaco.com. □



PHOTOS ON THIS SPREAD BY JASON DEWEY

(opposite, left) The master bath was Holway's favorite space to design. "You can sit in the tub and you feel like you're sitting next to the water," she says. Faucets by Brizo and tub by MTI Whirlpools.

(opposite, right) In the master bedroom, the curved Glu-lam beams and bamboo veneer panels are fit with unbelievable craftsmanship. Though the material behind the bed is standard tile, "You can walk right up to it and it appears like leather," Hufker says.

(above) For the kitchen, Holway and Hufker carefully chose a palette of beautiful materials: light and dark Caesarstone for the countertops, stained concrete for the floor and lots of warm woods throughout. Bar stools and rug from Montecito Loft & Home.

(left) Expansive panels of windows are one of the many ways this home's design welcomes natural splendor inside.

DESIGN DETAILS

Architecture
DAVID JOHNSTON AND JOHN HUFKER
David Johnson Architects
(970) 925-3444
djarchitects.com

Construction
JOHN OLSON
John Olson Builder, Inc.
(970) 923-4233
johnolsonbuilder.com

Interior Design
ELIZABETH HOLWAY
David Johnston Architects
(970) 963-7444
djarchitects.com

Lighting Design
GREGG MACKELL
186 Lighting Design Group
(303) 534-5350
186group.com

FIT FOR A

KING

Inspired by European chateaux, this for-sale castle overlooking Beaver Creek comes complete with finishes, furnishings and finery. It's so spectacular, it deserves to be crowned **"Best of the Best."**

THERE'S RENOVATING...AND THEN THERE'S *RENOVATING*. The owners of this mountaintop home in Beaver Creek transformed an uninspired 1992 house into a magnificent castle with the help of architect Larry Deckard, designer Eddy Doumas of Worth Interiors in Edwards and designer Mikhail Dantes of the Showrooms at TOWN in Denver.

Appropriately dubbed the Chateau de la Montagne (French for "castle on the mountain"), this 15,900-square-foot home is on the market for $23,250,000—not a small sum, to be sure, but the buyer doesn't just get a beautiful home with 360-degree views. The home's refined-but-comfy interior décor, worth about $3 million, is also included.

"The idea was to create a luxury European mountain feel without being gimmicky," says Doumas. "We did some research on the really great chateaux of northern Italy and France, and drew inspiration from that."

Certainly there are plenty of furnished homes on the market in the

By **Hilary Masell Oswald** Photography by **Ric Stovall**

In the living room, three separate seating areas make the space more intimate. Brown chairs by Ralph Lauren; tufted sofa by Thomas Pheasant for Baker; Dapha damask loveseat by Baker; center table by Henredon.

Vail Valley, but this home isn't simply furnished. It's thoughtfully designed. "We wanted to avoid the safe traps," Doumas says. "You know, all Guy Chaddock, boring beige walls." Instead, the designers pulled from a variety of top-notch lines: Baker, Henredon and Edward Farrell for case goods; Baker and Ralph Lauren for upholstery.

They had plenty of room to work. The home comprises a grand two-story foyer, seven bedrooms, 14 baths, a William Ohs-designed kitchen (in addition to a catering kitchen), home theatre/media room, exercise room, dedicated massage room, wine cellar, wet bar, office, ski room and oversized three-car garage.

It would be easy to feel overwhelmed by this much space, but the designers were careful to downplay the home's expansiveness. For example, in the living room—which has 28-foot ceilings and dramatic views—Doumas and Dantes scaled down the ceiling beams and created three small seating areas to add an air of intimacy.

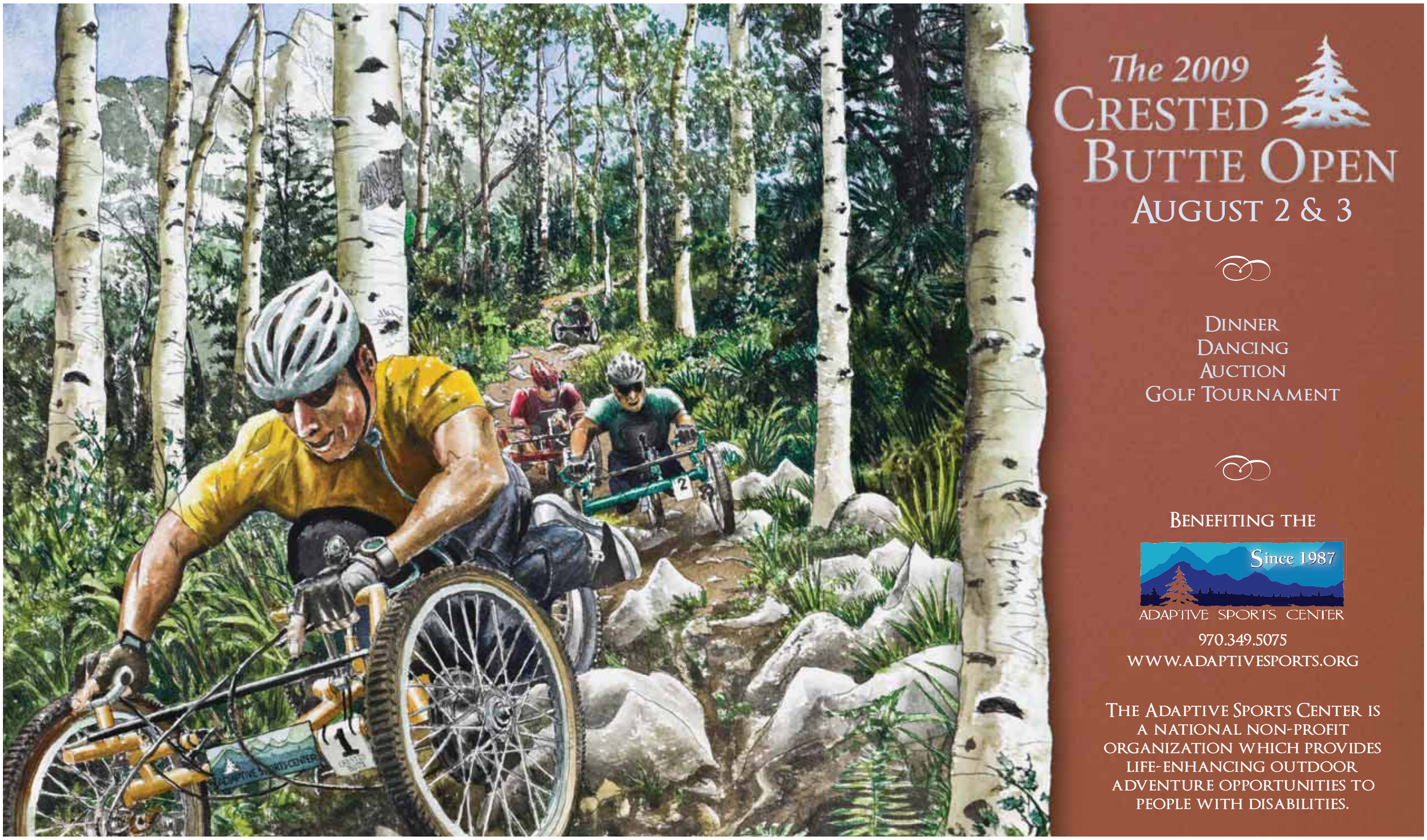
This attention to scale allows the owners and their guests to take in the grandness of the home site. Perched above the village of Beaver Creek, the home borders open space and ski terrain on three sides, so its views are well protected. On the site's south side, elaborate water features, including several waterfalls, bubble serenely in the warm months. In the winter, owners and their guests enjoy ski-in, ski-out access.

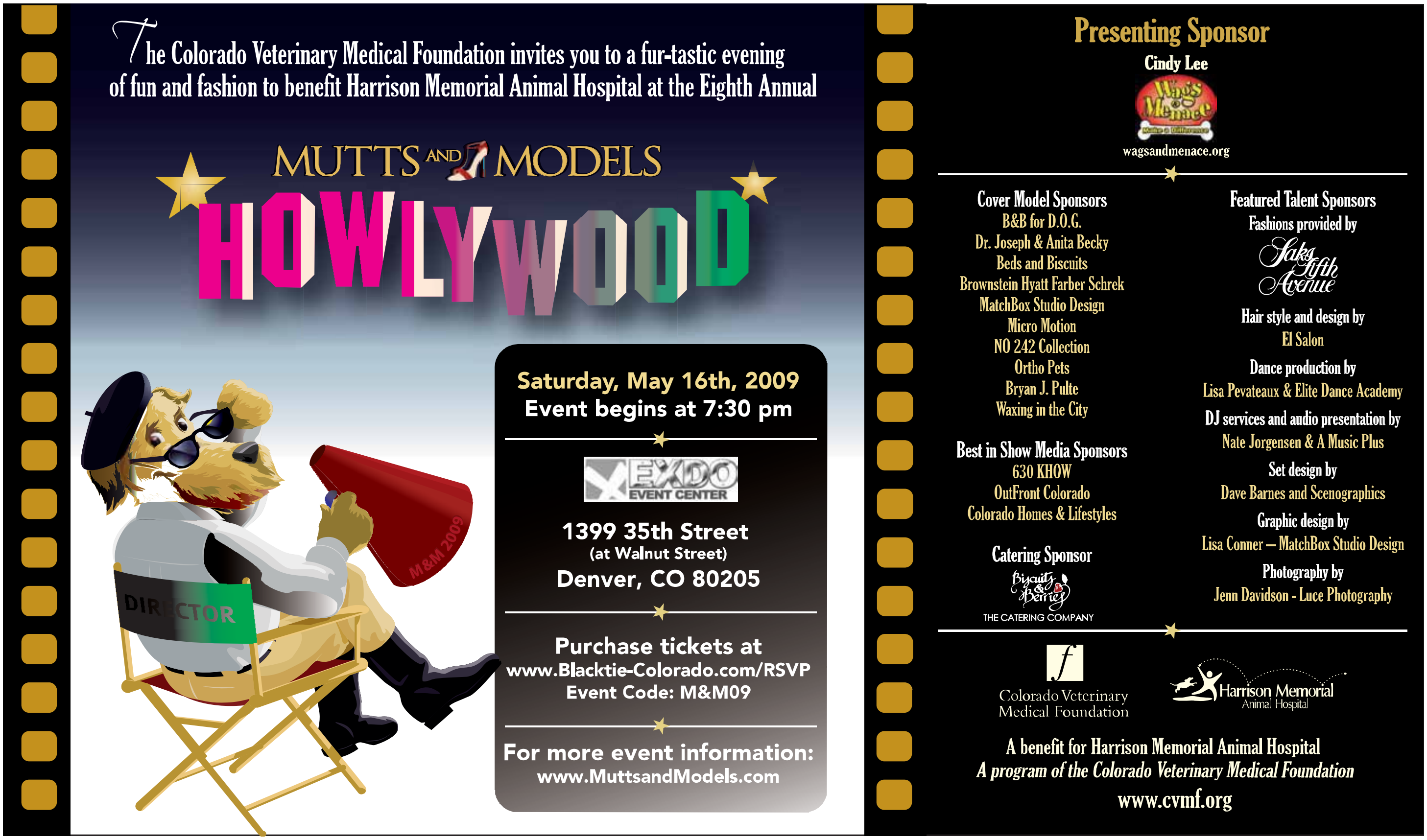
Even with all of its fine touches, the house is, Doumas says, still a ski home. "Even though it's elegant experience, it's not a precious one," he says. "You can plop down and put your feet on the coffee table." Sounds good to us.

Dixi Applegate, Slifer Smith & Frampton,
(970) 845-3815, 463bordersroad.com □

(clockwise from top left) **The William Ohs-designed kitchen is a masterpiece of traditional design. Silestone countertops and tile from Ann Sacks contrast beautifully with the dark wood. For the dining area, the design team chose tables and chairs from Edward Ferrell and Lewis Mittman. In the master bedroom, a bed from the Ralph Lauren Home Collection is covered with bedding by Barbara Barry. Fabrics for the duvet and drapery come from TOWN textiles. The great room welcomes guests with matching Dapha loveseats and a comfortable Ralph Lauren chair.**

The serene outdoor living room is furnished with pieces from McGuire Furniture.


The 2009
Crested Butte Open
August 2 & 3
Dinner
Dancing
Auction
Golf Tournament
Benefiting the
Since 1987
Adaptive Sports Center
970.349.5075
www.adaptivesports.org
The Adaptive Sports Center is a national non-profit organization which provides life-enhancing outdoor adventure opportunities to people with disabilities.


The Colorado Veterinary Medical Foundation invites you to a fur-tastic evening of fun and fashion to benefit Harrison Memorial Animal Hospital at the Eighth Annual
Mutts and Models
Howlywood
Saturday, May 16th, 2009
Event begins at 7:30 pm
EXDO Event Center
1399 35th Street
(at Walnut Street)
Denver, CO 80205
Purchase tickets at
www.Blacktie-Colorado.com/RSVP
Event Code: M&M09
For more event information:
www.MuttsandModels.com
Director
M&M 2009
Presenting Sponsor
Cindy Lee
Wags & Menace
wagsandmenace.org
Cover Model Sponsors
B&B for D.O.G.
Dr. Joseph & Anita Becky
Beds and Biscuits
Brownstein Hyatt Farber Schrek
MatchBox Studio Design
Micro Motion
NO 242 Collection
Ortho Pets
Bryan J. Pulte
Waxing in the City
Best in Show Media Sponsors
630 KHOW
OutFront Colorado
Colorado Homes & Lifestyles
Catering Sponsor
Biscuits & Berries
The Catering Company
Featured Talent Sponsors
Fashions provided by
Saks Fifth Avenue
Hair style and design by
El Salon
Dance production by
Lisa Pevateaux & Elite Dance Academy
DJ services and audio presentation by
Nate Jorgensen & A Music Plus
Set design by
Dave Barnes and Scenographics
Graphic design by
Lisa Conner – MatchBox Studio Design
Photography by
Jenn Davidson - Luce Photography
Colorado Veterinary Medical Foundation
Harrison Memorial Animal Hospital
A benefit for Harrison Memorial Animal Hospital
A program of the Colorado Veterinary Medical Foundation
www.cvmf.org

PREVIEWS

COLDWELL BANKER EXCEPTIONAL COLORADO HOMES

VOLUME I
ColoradoHomes.com

LUXURY PROPERTY INDEX

A complete listing of properties showcased in this issue

Arapahoe
Aurora, page 7
Kathleen Surges

Englewood, page 10
Debbie Tilton

Englewood, page 20
Ann Meadows

Greenwood Village, page 19
Lisa Kirby

Greenwood Village, page 22
Randi Johnson &
Tyler W. Johnson

Littleton, page 23
Vicki Randash

Littleton, page 24
Perry Nissler

Boulder
Boulder, page 21
Will Rutledge

Lafayette, page 21
Will Rutledge

Broomfield
Broomfield, page 24
Jeff Salter

Denver
Denver, pages 1 & 2
Karen Brinckerhoff

Denver
Denver, page 2
Carrie Wernecke

Denver, page 3
Judy Johnson

Denver, pages 4 & 5
Christy Owen

Denver, page 6
Janie Stoddard

Denver, page 6
Marilyn Dana

Denver, page 7
Kate Perry

Denver, page 9
Cherie Wahl

Denver, pages 11, 12 & 13
Dawn Raymond

Denver, page 16
Jason Corriere

Denver, page 18
Nancy Morgan

Denver, page 18
Julie Wing

Denver, page 19
Kelly Westergren

Denver, page 22
Jewel Brown

Denver
Denver, page 22
Beth Ells

Denver, page 23
Levine Team

Douglas
Castle Pines North, page 19
Alice MB Downie

Castle Rock, page 8
Richard Berst

Castle Rock, page 8
Richard Berst & Megan McKinnon

Franktown, page 8
Richard Berst

Larkspur, page 9
Richard Berst & Megan McKinnon

Larkspur, page 24
Elizabeth Palmer

Lone Tree, page 10
Debbie Tilton

Lone Tree, page 17
Shelley Bryant

Eagle
Vail, page 15
Kathy Cole

Elbert
Parker, page 19
Alice MB Downie

El Paso
Monument, page 16
Diana Dunston

Elbert, page 22
John Nix

Grand
Fraser, page 20
Ann Meadows

Jefferson
Conifer, page 15
Charlie & Paula Asher

Evergreen, page 9
Josette Montgomery

Evergreen, page 15
Mary Richards

Evergreen, page 17
Melissa Nelson

Golden, page 10
Ann Donley

Golden, page 20
Ali Van Westenberg

Golden, page 24
Erica L. Topel

Jefferson
Lakewood, page 6
Mary Mustard

Lakewood, page 7
Laura Dirks

Morrison, page 16
Diane Marihew &
Melissa Young

Larimer
Ft. Collins, page 11
Marnie Long

Ft. Collins, page 20
Tod Franklin

Loveland, page 17
Ann Napier

Loveland, page 21
Barbara Giesey

Ouray
Ridgway, page 6
Kay Arbough

Weld
Windsor, page 21
Barbara Giesey

IN THIS ISSUE

Elegance and Distinction
Cover property listed by
Karen Brinckerhoff
page 1

©2009 Coldwell Banker Real Estate LLC. Coldwell Banker®, Previews® and Previews International® are registered trademarks licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Owned and Operated by NRT LLC. All information contained in this publication was supplied by reliable sources. Coldwell Banker believes this information to be correct, but has not verified this information and assumes no legal responsibility for its accuracy. Buyers should investigate these issues to their own satisfaction.

COLDWELL BANKER | *Homes of Distinction*

AMAZING VALLEY VIEWS

EVERGREEN | COLORADO

Offered at $5,200,000

Located in the foothills of Evergreen approximately 35 minutes from Denver and nearly one hour to Colorado ski resorts, this home features approximately 10,000 square feet with seven bedrooms, ten bathrooms and numerous patios that connect to well-planned pathways and parklands. Situated on approximately 7.9 acres, features include an indoor pool, outdoor hot tub cavern with integrated AV system, home theater, whole-house media system and a 1,200-bottle capacity wine cellar. Outside is a large fenced playground with picnic area and four strategically placed water features including a dramatic waterfall. Livery stable with tack room, kitchen, three-quarter bathroom and six stalls have been reversibly converted into a workout room and car detailing space. A tipi complete with hand painted murals, stone ringed fire pit and an audio/video system complete the home. For more info, please visit MeadowMountainEstate.com

ANNE J. HARDT & ERICA L. TOPEL
303.810.0485 | 720.261.0448
anne.hardt@coloradohomes.com
erica.topel@comcast.net

MeadowMountainEstate.com
Coldwell Banker Residential Brokerage

ELEGANCE AND DISTINCTION

DENVER | COLORADO

Offered at $1,298,000

This exceptional custom SDR home is crafted with skill and artistry. The lush landscaping, designed by Chelsea Gardens, includes fabulous English gardens, private patio, lined floral pathways and a spectacular water feature. Sunlight illuminates the dramatic two-story foyer inviting you to the stunning formal living and dining rooms. A sizzling gourmet kitchen, adjoining breakfast and great rooms are warmed by the oversized two-story stone fireplace, and are the heart and soul of the home. The tranquil master retreat and balcony overlook the fabulous gardens. Additionally, an en-suite bedroom with full bathroom, third and fourth bedrooms and a full jack-and-jill bathroom complete the top floor. Conveniently located to parks, Cherry Creek North shopping and restaurants, downtown Denver and award-winning schools.

KAREN BRINCKERHOFF
303.898.9825
karen.brinckerhoff@devonshirehomes.com

karenbrinckerhoff.com
Coldwell Banker Devonshire

WASHINGTON PARK

DENVER | COLORADO Offered at $1,095,000

This sleek and modern five bedroom, four bathroom home was renovated in 2008 and is stunning from top to bottom. Features include a wide open floor plan with a gourmet Caruso kitchen, a luxurious master suite with spa-like bathroom, hand trowled walls, main-floor study and a three-car garage. Situated in a superb location on a professionally landscaped lot, this home is the jewel of the park.

KAREN BRINCKERHOFF
303.898.9825
karen.brinckerhoff@devonshirehomes.com
karenbrinckerhoff.com
Coldwell Banker Devonshire

HILLTOP

DENVER | COLORADO Offered at $1,037,000

This charming four bedroom, three bathroom two-story home is located on a fabulous block. The incredible park-like backyard boasts a flagstone patio, pergola, mature trees and landscaping. The open floor plan offers a large kitchen with adjoining breakfast and family rooms. Additional features include hardwood floors throughout, crown molding, French doors, charming courtyard, main-floor study and a three-car garage.

KAREN BRINCKERHOFF
303.898.9825
karen.brinckerhoff@devonshirehomes.com
karenbrinckerhoff.com
Coldwell Banker Devonshire

RIVERFRONT PARK

DENVER | COLORADO Offered at $999,000

This gorgeous two bedroom, three bathroom, three-story brownstone is in a fantastic location in Riverfront Park, near shops, restaurants, parks, LoDo and Interstate 25. Features include hardwood floors, stainless steel gourmet appliances, granite and marble, expansive windows and a secluded terrace. The huge master suite features a walk-in closet, luxurious bathroom and a balcony with views.

CARRIE WERNECKE
303.885.9671
carriesellsdenver@comcast.net
carriesellsdenver.com
Coldwell Banker Devonshire

GLASS HOUSE

DENVER | COLORADO Offered at $700,000

Amazing two bedroom, two bathroom unit on the 21st floor of the Glass House. Expansive windows offer breathtaking views of downtown Denver and the mountains. Tons of upgrades include hardwood floors throughout, stainless steel appliances, granite countertops in the kitchen and bathrooms, rare two deeded parking spaces and much more. Great location close to parks, restaurants, shops, LoDo and Highlands.

CARRIE WERNECKE
303.885.9671
carriesellsdenver@comcast.net
carriesellsdenver.com
Coldwell Banker Devonshire

EXCLUSIVE POLO GROUNDS

DENVER | COLORADO Offered at $4,625,000

Located on an approximately one-half acre, this recently completed home is one of Denver's finest addresses, boasting security and seclusion. The extraordinary two-story interior features spacious rooms, walnut library, theatre, wine cellar, Brazilian walnut floors, handsome moldings and finishes and a finished walkout. Six bedroom suites, nine bathrooms and approximately 8,390 square feet plus a three-car garage round out the home.

JUDY JOHNSON
303.888.4727
judy.johnson@coloradohomes.com
judyajohnson.com
Coldwell Banker Devonshire

POLO FIELD WEST

DENVER | COLORADO Offered at $1,995,000

This stunning remodel is new to the market and features a William Ohs white Carrara marble kitchen and white Carrara master bathroom with dressing room. Features include detailed millwork, elevator and the choice of main or second-floor masters. The home adjoins the park-like Polo Grounds and is close to the Denver Country Club and all that Cherry Creek has to offer. Six bedrooms, six bathrooms.

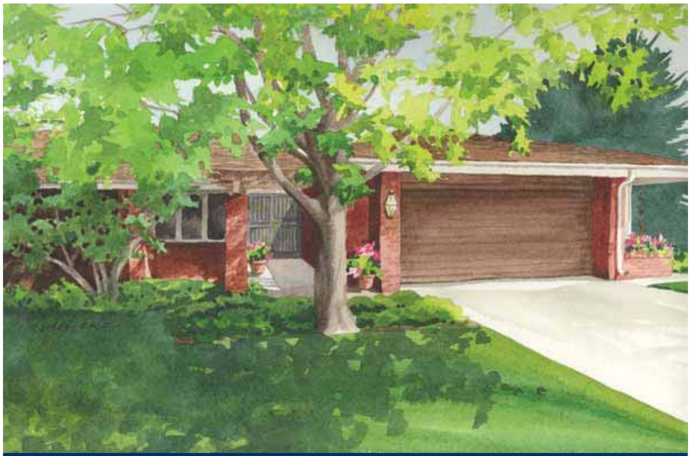
JUDY JOHNSON
303.888.4727
judy.johnson@coloradohomes.com
judyajohnson.com
Coldwell Banker Devonshire

GRACIOUS BRICK GEORGIAN

DENVER | COLORADO Offered at $1,950,000

Located in Polo Field West, this wonderful five bedroom, five bathroom home is surrounded by the park-like Polo Grounds and boasts English gardens surrounded by a handsome brick wall and iron fence. Features include hardwood floors, moldings and architectural details throughout. A garden room, library, great room, two wet bars, theatre, billiards and workout room complete the home. Enjoy the Country Club lifestyle while being just minutes from Cherry Creek shops and bistros.

JUDY JOHNSON
303.888.4727
judy.johnson@coloradohomes.com
judyajohnson.com
Coldwell Banker Devonshire



SIX POLO CLUB NORTH

DENVER | COLORADO Offered at $898,000

This highly sought after Polo Club North three bedroom, three bathroom ranch home is wonderfully situated at the end of a secluded cul-de-sac adjoining Polo Field Lane. With an open floor plan and spacious rooms, it features recently installed carpet, fresh paint, skylights, 10-foot ceilings, crown moldings, six-panel doors, two fireplaces, a wet bar and built-ins. Additional features include a kitchen with bay window and a full basement.

JUDY JOHNSON
303.888.4727
judy.johnson@coloradohomes.com
judyajohnson.com
Coldwell Banker Devonshire

HISTORIC COUNTRY CLUB TUDOR

DENVER | COLORADO

Offered at $4,900,000

This stately Jacques Benedict Tudor is located on one of the most secluded sites in the Country Club. Beautiful landscaping and approximately three-quarters of an acre provide for wonderful outdoor spaces including a charming breakfast terrace off the kitchen and a flagstone terrace off the formal dining and living rooms. The home boasts six bedrooms, five bathrooms, intricate iron work and leaded glass windows.

CHRISTY OWEN
303.906.9574
christy.owen@coloradohomes.com
christyowen.com
Coldwell Banker Devonshire

OVERSIZED CITY SITE

DENVER | COLORADO

Price Available Upon Request

Quality and craftsman detailing is evident in this four bedroom, six bathroom "Connecticut Country" home, enhanced with rich details such as heart of pine and English roof tiles, front and back staircases and French doors. Additional features include a country kitchen with fireplace, screened porch, large bonus space with separate entry and a home office. The master suite boasts a sitting area, fireplace and dual bathrooms.

CHRISTY OWEN
303.906.9574
christy.owen@coloradohomes.com
christyowen.com
Coldwell Banker Devonshire

LUXURY, FULL-SERVICE LIVING

DENVER | COLORADO

Offered at $2,200,000

This unique, double-master suite condominium in One Polo Creek features approximately 4,000 square feet and boasts large spacious rooms and three outdoor balconies with fabulous views across the Denver Country Club, downtown Denver and the Rocky Mountains. Full service building amenities include a 24-hour concierge. Located close to all of the world-class shops, galleries and dining that Cherry Creek has to offer.

CHRISTY OWEN
303.906.9574
christy.owen@coloradohomes.com
christyowen.com
Coldwell Banker Devonshire

CHERRY CREEK COOL

DENVER | COLORADO

Offered at $1,695,000

Coming in under market value, this sophisticated three plus bedroom, four bathroom townhome has it all, including a three-car garage, elevator, rooftop terrace with fireplace and wonderful views. The great design features numerous architectural details.

CHRISTY OWEN
303.906.9574
christy.owen@coloradohomes.com
christyowen.com
Coldwell Banker Devonshire

CHERRY CREEK TUSCAN

DENVER | COLORADO

Offered at $3,875,000

The best a gated community has to offer. Enjoy "lock and leave" without compromising square feet or amenities. Features include a chef's kitchen, 1,000-bottle wine cellar, home theatre and fitness area. Additionally, the home boasts Williams Ohs "retail style", dual closet/dressing areas and three wonderful outside areas with a fireplace, water features and views. Truly a must see.

CHRISTY OWEN
303.906.9574
christy.owen@coloradohomes.com
christyowen.com
Coldwell Banker Devonshire

HISTORIC STRAWBERRY HILL

DENVER | COLORADO

Offered at $2,000,000

A rare main-floor master in one of Denver's most serene and secluded cul-de-sacs. Minutes to Cherry Creek and downtown, the home features a large living room, dining room and master, all with French doors that lead to a secluded terrace overlooking a beautiful setting. Additional features include a library with fireplace, main and second-floor guest rooms plus a lower level, all ready for your touches.

CHRISTY OWEN
303.906.9574
christy.owen@coloradohomes.com
christyowen.com
Coldwell Banker Devonshire

EUROPEAN CHATEAU, PRICED TO SELL

DENVER | COLORADO

Offered at $1,995,000

Close to Graland and Hilltop parks, this five bedroom, five bathroom home was originally built in 1937 and features a multi-window turret, arched dormers and tall chimneys, all reflecting the craftsmanship of a bygone era. Old world charm echoes throughout including ornate wrought iron, Italian mantels and columns and tall arched ceilings. Additional features include original stained glass and leaded glass windows.

CHRISTY OWEN
303.906.9574
christy.owen@coloradohomes.com
christyowen.com
Coldwell Banker Devonshire

OBSERVATORY PARK

DENVER | COLORADO

Offered at $1,400,000

Close to two parks, this charming brick Tudor sits on a peaceful corner site. Features include a chef's kitchen with large island, open family room with sunny breakfast space, master retreat with fireplace and a secluded sundeck. The home also boasts two additional bedrooms with Jack-n-Jill bathrooms, a guest suite, upstairs laundry room and a lower level with media/play room, two bedrooms, one bathroom and storage.

CHRISTY OWEN
303.906.9574
christy.owen@coloradohomes.com
christyowen.com
Coldwell Banker Devonshire

SPECTACULAR SAN JUAN VIEWS

RIDGWAY | COLORADO — Offered at $1,650,000

Enjoy panoramic views of the San Juan Range from this custom log home located on approximately 40 acres. The main house is three bedrooms, two bathrooms plus a loft. Additional features include a guesthouse, two-car detached garage, barn, corrals and outbuildings. The kitchen and bathrooms are updated with granite, marble, tile and sinks. A great horse or llama property. No covenants or HOA.

KAY ARBOUGH
303.413.2345
kayarbough@comcast.net
kayarbough.com
Coldwell Banker Devonshire

POLO PLACE

DENVER | COLORADO — Offered at $1,135,000

This stately two-story home sits on a large, approximately 7,070 square foot lot. The fabulous light and bright floor plan features three bedrooms, three bathrooms and approximately 3,405 square feet. The landscaped backyard boasts a covered patio and the master suite features a large balcony with mountain views. The home is steps from Cherry Creek, yet is located on a peaceful cul-de-sac.

JANIE STODDARD
303.408.0738
Janie@JanieStoddard.com
ColoradoHomes.com/janiestoddard
Coldwell Banker Devonshire

GREEN MOUNTAIN OPEN SPACE

LAKEWOOD | COLORADO — Offered at $750,000

Bordering Green Mountain Open Space is this wonderful place to step out your door to hiking and biking or just enjoy the spectacular view. The approximately 7,670 square feet features granite countertops, a lovely master bathroom, cherry floors and staircase. It has ground-floor and upstairs master suites and a finished walkout basement with home theatre.

MARY MUSTARD
303.883.0802
mustardhomes@gmail.com
ColoradoHomes.com/marymustard
Coldwell Banker Residential Brokerage

BEAUTIFUL STAPLETON HOME

DENVER | COLORADO — Price Available Upon Request

Spectacular and unique Tuscan-style two-story stucco and rock home situated on an approximately 8,530 square foot lot across from a charming park and located on a semi-private street. With four bedrooms, four bathrooms and approximately 3,260 square feet, this Infinity home provides a wonderful setting for a comfortable lifestyle and entertaining. Open and spacious, designer paint, beautiful hardwood floors, vaulted ceilings, dramatic windows, arched doorways and more.

MARILYN DANA
720.203.6505
marilyn@marilyndana.com
MarilynDana.com
Coldwell Banker Devonshire

TRADITIONAL ELEGANCE

AURORA | COLORADO — Offered at $1,199,000

Enjoy top of the hill views from this gorgeous home in the exclusive Saddle Rock Golf Ironwood neighborhood. Located on a fabulous, approximately three quarter-acre cul-de-sac lot, this approximately 7,180 finished square foot home features seven bedrooms, seven bathrooms, study and extra large main-floor guest suite. Four fireplaces, two decks, an oversized garage, incredible landscaping and views complete the home.

KATHLEEN SURGES
303.981.6170
Kathleen@KathleenSurges.com
SaddleRockForSale.com
Coldwell Banker Residential Brokerage

GOLF AND MOUNTAIN VIEWS

AURORA | COLORADO — Offered at $899,500

This beautiful home backs to Saddle Rock's 17th fairway. Located in the Cherry Creek School District, it features approximately 5,590 finished square feet, six bedrooms, seven bathrooms and a study. Features include a main-floor guest suite with bathroom, walk-in closets and bathrooms for each bedroom, cherry hardwoods and gorgeous wood trim and built-ins. The luxurious master retreat boasts a fireplace and coffee bar.

KATHLEEN SURGES
303.981.6170
Kathleen@KathleenSurges.com
SaddleRockForSale.com
Coldwell Banker Residential Brokerage

BONNIEBRAE/CORYMERRILL

DENVER | COLORADO — Offered at $899,000

This beautiful light and bright home features four bedrooms, four bathrooms and approximately 4,800 finished square feet. Additionally, the home boasts large spacious rooms, a fabulous open floor plan, main-floor study, attached three-car garage and high-end finishes throughout. Situated in a great central Denver location.

KATE PERRY
303.810.0474
kate.perry@devonshirehomes.com
ColoradoHomes.com/kateperry
Coldwell Banker Devonshire

LAKEWOOD

LAKEWOOD | COLORADO — Under Contract

Featuring mountain views and situated on a golf course, this award-finalist two-story, five bedroom, five bathroom beauty features a main-floor master suite, great room, secluded patio and a three-car garage. The home was flawlessly designed for sophisticated entertaining or an informal lifestyle. Enjoy the best that Colorado has to offer.

LAURA DIRKS
303.918.2170
lauradirks@comcast.net
ColoradoHomes.com/lauradirks
Coldwell Banker Devonshire

BELL MOUNTAIN RANCHES

CASTLE ROCK | COLORADO Offered at $969,900

This beautiful two-story home offers approximately eight acres of beauty outside and backs to a national forest. The finest of everything is included, in new-like condition. The main-floor master suite features a sitting room, fireplace and much more.

RICHARD BERST
303.843.1200
dick.berst@coloradohomes.com
rberstproperties.com
Coldwell Banker Residential Brokerage

EQUESTRIAN ESTATE

FRANKTOWN | COLORADO Offered at $2,149,000

This spectacular two-story estate is located on approximately 35 acres and features unspoiled land that offers incredible views. Enjoy the 41-foot by 25-foot master suite and inspirational two-story family room and kitchen. This equestrian estate offers a six-stall horse barn with an approximately 850 square foot condominium above. Enjoy the five-star lifestyle in a truly unique home.

RICHARD BERST
303.843.1200
dick.berst@coloradohomes.com
rberstproperties.com
Coldwell Banker Residential Brokerage

FORREST PARK

CASTLE ROCK | COLORADO Offered at $850,000

Nestled in 100-year-old Pines, this two-story home is a true masterpiece. Come home to comfort, a main-floor master suite, beamed ceilings, stainless steel and beautiful wood finishes. The finished walkout basement that you must see to appreciate features a steam shower, media area, wet bar that seats 10 and neon Bronco lighting.

RICHARD BERST
303.843.1200
dick.berst@coloradohomes.com
rberstproperties.com
Coldwell Banker Residential Brokerage

BELL MOUNTAIN RANCHES

CASTLE ROCK | COLORADO Offered at $899,900

This flawless, walkout ranch home is located on a hill with breathtaking views. Features include a huge deck with fireplace, granite tile and wood galore. A finished walkout lower level and four-car garage complete the home. Enjoy the quality finishes and perfect condition.

RICHARD BERST
303.843.1200
dick.berst@coloradohomes.com
rberstproperties.com
Coldwell Banker Residential Brokerage

BEAR DANCE

LARKSPUR | COLORADO — Offered at $4,995,000

Stunning and majestic are just a few ways to describe this Energy Star-certified, approximately 9,600 square foot mountain and golf home with concrete log exterior. Features include a dream kitchen, wine cellar and green elements. Experience the mountain lifestyle with Denver at your doorstep. Enjoy winter Front Range pleasures, Colorado's high country skiing and summer on the Bear Dance Golf Course.

RICHARD BERST & MEGAN MCKINNON
303.843.1200 | 303.671.1332
dick.berst@coloradohomes.com
rberstproperties.com
Coldwell Banker Residential Brokerage

DELIGHTFUL

DENVER | COLORADO — Offered at $899,000

Just south of the Denver Country Club is this fabulous Victorian. Renovated and expanded, it combines modern-day necessities and turn-of-the-century architectural details. A recently completed kitchen with professional-grade appliances and built-ins, main-floor family room and a master suite complete the home. The backyard is a secluded oasis with a grape arbor, professional pond and a two-story carriage house/garage.

CHERIE WAHL
303.507.5455
wahlcherie@msn.com
ColoradoHomes.com/cheriewahl
Coldwell Banker Residential Brokerage

ELEGANT FOOTHILLS ESCAPE

EVERGREEN | COLORADO — Offered at $1,000,000

Sophisticated elegance awaits you in this exquisite, approximately 5,715 square foot five bedroom, five bathroom home with office. The home is situated on approximately 1.2 acres, nestled in the Denver Foothills. Features include cherrywood floors, a chef's dream kitchen, four fireplaces, exercise room, tile roof and an outdoor stone fireplace and barbeque.

JOSETTE MONTGOMERY, ESQ.
303.901.8027
Josette@JosetteOne.com
www.JosetteOne.com
Coldwell Banker Residential Brokerage

SERENE MOUNTAIN SETTING

EVERGREEN | COLORADO — Offered at $900,000

Tranquility is yours in this beautifully updated, four bedroom, four bathroom approximately 4,975 square foot home with office and guest apartment. The office can easily convert to a fifth bedroom. Located on approximately .70 acres, the home is near open space, meadows, ponds and trails. Features include a gourmet kitchen with granite countertops, hickory cabinets, hardwood floors and a new tile roof.

JOSETTE MONTGOMERY, ESQ.
303.901.8027
Josette@JosetteOne.com
www.JosetteOne.com
Coldwell Banker Residential Brokerage

BIG BEAVER CREEK STYLE

GOLDEN | COLORADO

Offered at $2,150,000

Enjoy the feel of a Colorado mountain resort in this beautiful home situated on a peaceful cul-de-sac and showcasing Mt. Evans views. Enjoy uncompromising quality and designer finishes, including an outdoor grill and fire pit on the extensive flagstone patios. Four bedrooms, four bathrooms and approximately 4,500 meticulously finished square feet complete the home. Located approximately 25 minutes to LoDo.

ANN DONLEY
303.903.2046
anndonley1@gmail.com
TheDonleyGroup.com
Coldwell Banker Residential Brokerage

CONTINENTAL DIVIDE VIEWS

GOLDEN | COLORADO

Offered at $1,000,000

This striking contemporary is on a premier suite and boasts expansive views. The open floor plan includes many updated designer finishes with a light-filled, neutral décor. The upstairs master suite enjoys a secluded patio and reading area. Five bedrooms, four bathrooms and approximately 4,300 square feet complete the home. Approximately one hour to world-class resorts and 30 minutes to LoDo.

ANN DONLEY
303.903.2046
anndonley1@gmail.com
TheDonleyGroup.com
Coldwell Banker Residential Brokerage

HERITAGE ESTATES

LONE TREE | COLORADO

Offered at $1,590,000

Relax and enjoy the view of the 16th fairway of Lone Tree Golf Course from your patio. Features of this impeccably designed house include a large foyer with cherrywood floors, iron banister, cherry cabinets throughout, slab granite, a wood-paneled study, four fireplaces, six bedrooms and six bathrooms. Fun basement with a media room and full cherrywood bar. A must see.

DEBBIE TILTON
303.601.9477
debbie.tilton@coloradohomes.com
ColoradoHomes.com/debbietilton
Coldwell Banker Devonshire

LAKE POINTE ESTATES

ENGLEWOOD | COLORADO

Offered at $992,500

Soaring ceilings and tall windows, great colors and designer touches add to the dramatic feel of this home, updated from the beautiful stained glass front door to the master bedroom suite. Features include archways and other architectural details, built-in seating, tile, granite, marble and a finished basement. The backyard is a secluded oasis with a brick patio, pond, beautiful landscaping and a large yard.

DEBBIE TILTON
303.601.9477
debbie.tilton@coloradohomes.com
ColoradoHomes.com/debbietilton
Coldwell Banker Devonshire

BEAUTIFUL CUSTOM HOME

FORT COLLINS | COLORADO Offered at $1,125,000

This stunning four bedroom, six bathroom Colorado Craftsman home backs to open space, with amazing mountain and water views. Features include a gourmet kitchen with two-sided fireplace, beautiful family room with stone fireplace, a master with spa bathroom and secondary bedrooms all with their own bathrooms. The finished basement features a granite bar, workout room and space for a potential fifth bedroom.

MARNIE LONG
970.419.6547
marnie@marnielong.com
marnielong.com
Coldwell Banker Residential Brokerage

GATED BELCOURT LANE

DENVER | COLORADO Offered at $2,726,250

Enjoy a low maintenance lifestyle in this 24-hour gated enclave of just 12 residences that sit on a cobblestone lane. The home features a fabulous open floor plan, oversized master retreat with sitting room and French doors to a grand balcony overlooking one of Cherry Creek's finest views. The finished lower level boasts an incredible theatre. Walk to Cherry Creek amenities.

DAWN RAYMOND
303.777.7177
dawn.raymond@devonshirehomes.com
ColoradoHomes.com/dawnraymond
Coldwell Banker Devonshire

LUXURIOUS DOWNTOWN LIFESTYLE

DENVER | COLORADO Offered at $779,000

This downtown Denver high rise jewel is situated in the heart of the city. Boasting two bedrooms plus a study, this approximately 1,800 square foot, 21st-floor corner condo offers breathtaking views of the city and mountains. Relax and unwind on the approximately 400 square foot balcony. Take advantage of this wonderful gem and fabulous building amenities, located near everything in downtown Denver.

DAWN RAYMOND
303.777.7177
dawn.raymond@devonshirehomes.com
ColoradoHomes.com/dawnraymond
Coldwell Banker Devonshire

PRIME CHERRY CREEK LOCATION

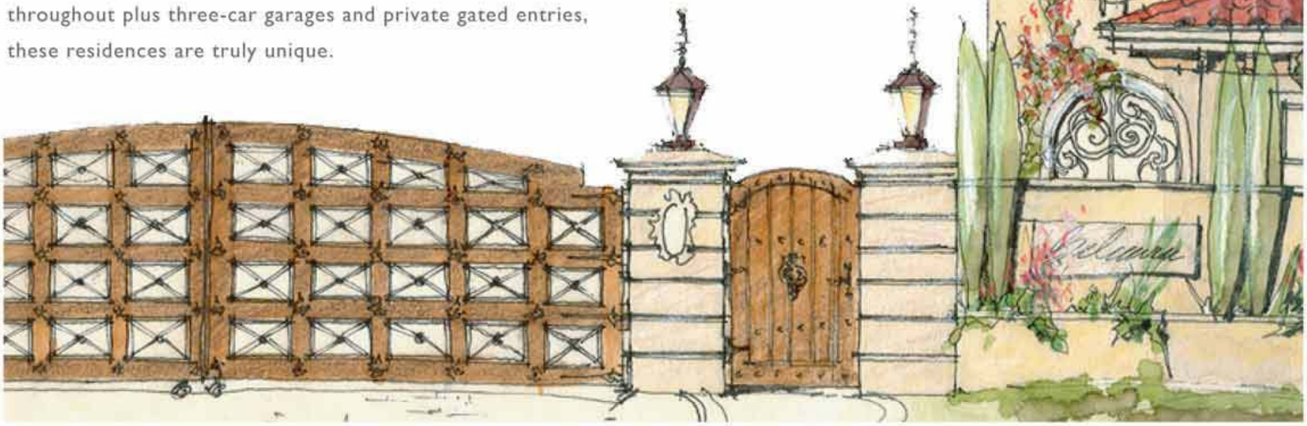
DENVER | COLORADO Offered at $889,000

Wonderful brick townhome within steps of Cherry Creek shops, galleries, restaurants and entertainment. The three finished levels, all above ground, have been remodeled and designed by the architect/owner, creating a like-new interior. Incredible light and soaring 18-foot ceilings can be seen in the living room and entry. Enjoy an outdoor lifestyle and entertaining with two oversized, secluded patio areas.

DAWN RAYMOND
303.777.7177
dawn.raymond@devonshirehomes.com
ColoradoHomes.com/dawnraymond
Coldwell Banker Devonshire

Introducing... Belcara at Cherry Creek

This gated enclave of just 17 residences is steps away from the many charms of Cherry Creek. Inspired by the courtyards in sun-filled regions around the world, the homes boast courtyards and outdoor patios for various entertaining options. Featuring gracious European influences with architectural details of brick, stone, old world stucco finishes, decorative iron, heavy timbers and gorgeous fireplace mantles and hearths. Combined with quality finishes throughout plus three-car garages and private gated entries, these residences are truly unique.



Lots starting from the $400,000s and residences from $1.3 million to over $3 million
Please visit our website at belcaraatcherrycreek.com

Residence Two
- Three bedrooms
- Four bathrooms
- Approximately 4,123 square feet
- Approximately 1,720 square foot basement
- Interior courtyard
- Elevator option available

Please Contact
DAWN RAYMOND
303.777.7177
dawn.raymond@coloradohomes.com
Coldwell Banker Devonshire

NO PASSPORT REQUIRED

DENVER | COLORADO

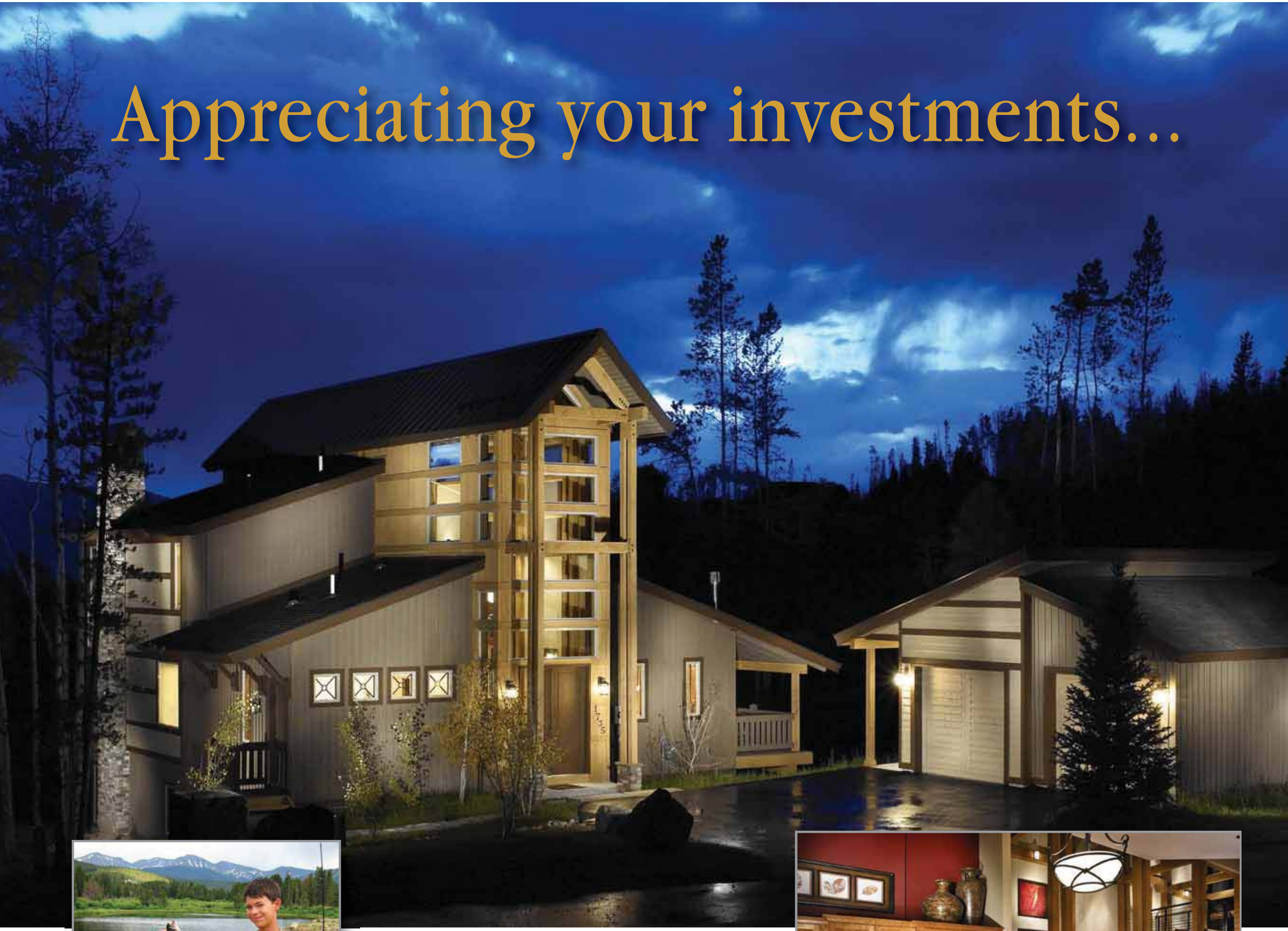
Offered at $2,997,000

Escape to your own personal secluded resort in Cherry Creek, conveniently located near shops and restaurants in a private, gated enclave. This developer's own home features countless upgrades including a cook's kitchen featuring Viking commercial appliances, hand-finished Venetian plaster walls, an elevator serving all three levels, three-car heated garage, four or five bedrooms including a dream master suite with separate retreat and four sets of French doors with an outdoor deck. The lower level features a home theatre with stadium-style seating, wine cellar and workout/game rooms. Enjoy the incredible outdoor areas featuring a salt water pool, loggia with fireplace, outdoor shower, salt water jacuzzi/water fountain and gas fire pit with built-in seating. Quality finishes and details abound throughout this magnificent city retreat.

DAWN RAYMOND
303.777.7177
dawn.raymond@devonshirehomes.com

ColoradoHomes.com/dawnraymond
Coldwell Banker Devonshire

Appreciating your investments...



Rendezvous residents have their own stocked trout lake

This is the place to build family memories...and the right time to do it. Rendezvous is just 7 minutes from the lifts at Winter Park, wrapped by trails and the Fraser River. An investment here will create a priceless legacy of events and outings that you will always treasure.

- Just 90 minutes from Denver
- Collections of resort-styled townhomes/cabins from $399,000-$2.5 million
- Custom homes & home sites
- 7 minutes from the lifts, closer still to dining/shopping in Winter Park

Hwy 40 just north of Winter Park. Turn east at the Rendezvous Moose onto Rendezvous Road

BigHorn Collection of luxury cabins.

RENDEzVOUS COLORADO

RENDEzVOUSCOLORADO.COM

970.726.4169

Winter Park: It's not just for Winter...Mountain Biking Capital, USA

BEAUTIFUL NEW CONSTRUCTION IN VAIL

VAIL | COLORADO Offered at $4,500,000

This beautiful East Vail home is nestled among mature Evergreens and boasts expansive southern views and high-end finishes throughout. Features include five bedrooms, five and one-half bathrooms, a family room, a three-car garage, hardwood floors, vaulted ceilings and two gas fireplaces. The kitchen includes a center-island, granite countertops and upscale appliances. A large master suite and heated driveway complete this home.

KATHY COLE
970.390.0026
cole@vail.net
KathySellsVail.com
Coldwell Banker Vail

CUSTOM COUNTRY ESTATE

CONIFER | COLORADO Offered at $999,900

Experience sublime mountain tranquility in this approximately 6,400 square foot, five bedroom, five bathroom Built Green home situated on approximately 10 park-like acres. Exceptional details and finishes embellish the elegant kitchen, luxurious main-level master, splendid study and walkout with theater and bar. Located in an elite Conifer development offering uncommon convenience and an enviable Denver commute.

CHARLIE & PAULA ASHER
303.679.5666
chasasher@aol.com
YourDenverMountainHome.com
Coldwell Banker Residential Brokerage

EXQUISITE EQUESTRIAN ESTATE

EVERGREEN | COLORADO Offered at $1,350,000

Offering breathtaking views of the Continental Divide, this exceptional home encompasses approximately 10 acres in the exclusive Hangen Ranch neighborhood. The home features post and beam construction with approximately 6,200 square feet including four bedrooms and six bathrooms. In addition, there are several outbuildings including an indoor arena and barn. Just minutes from Denver and world-class skiing.

MARY RICHARDS
303.679.2211
mary@maryrichards.biz
EvergreenHomes4U.com
Coldwell Banker Residential Brokerage

EXCEPTIONAL MOUNTAIN VIEWS

EVERGREEN | COLORADO Offered at $700,000

Overlooking spectacular snow capped mountains, this elegant mountain contemporary includes five bedrooms, three bathrooms and approximately 3,555 square feet. Located on approximately two acres and beautifully updated, features include a gourmet kitchen with granite countertops, maple cabinetry, office, spacious decks and a hot tub Tigerwood floors throughout the main level compliment the massive fireplace in the great room.

MARY RICHARDS
303.679.2211
mary@maryrichards.biz
EvergreenHomes4U.com
Coldwell Banker Residential Brokerage

CLAYTON TOWN CENTER

DENVER | COLORADO

Starting at mid-$500s

Enjoy an urban lifestyle in the heart of Cory Merrill. These six environmentally-conscious luxury condominiums have both traditional and contemporary elements which make them unique from concept to completion. The units in the high-end brick building collectively boast cork and Eco Timber flooring, large balconies, wood clad windows, natural stone tile work, granite and stainless steel appliances. Additional features include Restoration Hardware lighting, fireplaces, walk-in closets, high efficiency furnaces and tank-less water heaters. Retail space on the main floor is also available for the ultimate live / work lifestyle.

JASON J. CORRIERE
720.224.7577
Jason@CorriereRealty.com

ColoradoHomes.com/jasoncorriere
Coldwell Banker Residential Brokerage

PIKES PEAK VIEWS

MONUMENT | COLORADO

Offered at $999,000

This gorgeous home sits on approximately two and one-half acres, nestled on a hill with magnificent Pikes Peak views. It features approximately 7,025 square feet with six bedrooms and five bathrooms. The spacious master retreat boasts incredible mountain views, fireplace, sitting area and secluded deck. Additionally, the home includes a main-level study and a walkout lower-level with recreation room and wet bar.

DIANA DUNSTON
719.339.7661
diana.dunston@coloradohomes.com

www.listingsmagic.com/4097
Coldwell Banker Residential Brokerage

PRESTIGIOUS WILLOW SPRINGS HOME

MORRISON | COLORADO

Offered at $945,000

This foothills home sits majestically on approximately .75 acres with red rock outcroppings and dramatic views from every window. Beautifully appointed features include approximately 6,700 square feet with six bedrooms, five bathrooms, granite gourmet kitchen, soaring ceilings, hardwood floors, five fireplaces and a full walkout basement with guest room option. This is a golfer's and nature lover's paradise.

DIANE MARIHEW AND MELISSA YOUNG
303.808.3848 | 303.299.9950
ColoradoHomes.com/dianemarihew

www.16465wildberry.com
Coldwell Banker Residential Brokerage

LOW MAINTENANCE MOUNTAIN LIFESTYLE

EVERGREEN | COLORADO Offered at $1,595,000

Energy efficient and passive solar designed, this sunny five bedroom, four bathroom mountain home features a main-floor master suite and an open flowing floor plan. The indoor blends into the outdoors with expansive windows and double doors opening to a stamped concrete patio, covered barbeque area and a landscaped yard. Over six-acre lot in desired neighborhood with five-acre minimums for maximum privacy. Horses allowed. Three-car garage with workshop.

MELISSA NELSON
303.905.2572
melissa.nelson@coloradohomes.com
33418AltaVista.com
Coldwell Banker Residential Brokerage

HACIENDA-STYLE HOME

LOVELAND | COLORADO Offered at $899,900

This stunning home is located on approximately three acres and features a detached guest casita, dining room with double sided fireplace to the enclosed courtyard, four bedrooms plus a study. The gourmet kitchen boasts granite countertops and stainless steel appliances and the luxurious main-floor master showcases magnificent views of the Rocky Mountains. The walkout features a home theatre, kitchen and recreation room.

ANN NAPIER
303.775.5234
ann.napier@coloradohomes.com
AnnNapier.net
Coldwell Banker Residential Brokerage

WARM AND INVITING

LONE TREE | COLORADO Offered at $779,000

This five bedroom, five bathroom home has an unbelievable kitchen with cherry cabinets, granite, KitchenAid stainless steel appliances and a Thermador gas top. The trowled walls throughout make the home warm and inviting with features that include a main-floor study and a finished walkout. Outdoor features include professional landscaping, oversized deck, built-in grill with granite countertop, fireplace and a covered sitting area.

SHELLEY BRYANT
303.521.7085
bryant80111@comcast.net
shelleybryant.com
Coldwell Banker Residential Brokerage

STUNNING HOME

LONE TREE | COLORADO Offered at $759,000

This stunning home is located in Carriage Club near the light rail and recreation center. The gorgeous former model is loaded with upgrades and features a dramatic entry with curved staircase, slab granite and maple cabinets. Features include approximately 6,220 square feet with a finished walkout, five bedrooms, five bathrooms and a main-floor study. The spacious master showcases a fireplace and grand bathroom.

SHELLEY BRYANT
303.521.7085
bryant80111@comcast.net
shelleybryant.com
Coldwell Banker Residential Brokerage

CHERRY CREEK STYLE

DENVER | COLORADO Priced from $1,595,000 - $1,995,000

Capture your unique lifestyle in these townhomes by Maze Builders, LLC, with three finished floors of highest quality detail totaling approximately 4,245 square feet. Features include a gourmet kitchen, awesome master suite, great room and formal living and dining rooms. A finished lower level, elevator, three-car garage and two outdoor patios complete the home. 551 Steele and 225 Madison.

NANCY MORGAN
303.355.0582
nancy.morgan@devonshirehomes.com
ColoradoHomes.com/nancymorgan
Coldwell Banker Devonshire

CHOICE CHERRY CREEK LOCATION

DENVER | COLORADO Offered at $1,895,000

Boasting an extra wide floor plan on a sunny northeast corner, this excellent Jonathan Saiber home was built with striking design elements throughout and constructed with superior quality. Features include an in-home theatre, exercise room, stunning master suite, extra high ceilings, three finished levels and a three-car attached garage. Beautiful landscaping and three secluded outdoor patios complete the home. 400 Clayton.

NANCY MORGAN & JULIE WINGER
303.355.0582 | 303.946.2784
nancy.morgan@devonshirehomes.com
Coldwell Banker Devonshire

CONTEMPORARY LIFESTYLE, TRADITIONAL SETTING

DENVER | COLORADO Offered at $1,995,000

This charming Tudor-style home is built in the original style of the neighborhood and located in the heart of Hilltop. Features include five bedrooms, six bathrooms, high ceilings, walnut floors, wool carpeting in the bedrooms and exceptional trim and woodwork. The wonderful flowing floor plan boasts a formal living room, formal dining room and an expansive kitchen/great room. 340 Dexter Street.

JULIE WINGER
303.946.2784
juliewrealtor@aol.com
ColoradoHomes.com/juliewinger
Coldwell Banker Devonshire

7TH AVENUE HISTORIC DISTRICT

DENVER | COLORADO Offered at $749,000

This gracious and elegant home is located on a lovely block in one of Denver's best neighborhoods and is in the award-winning Bromwell School District, close to Cherry Creek and the Botanic Gardens. The large living room boasts an adjacent sunroom and formal dining room. Featuring four plus bedrooms and three plus bathrooms, this is a wonderful home on an extra large lot. 785 Fillmore Street.

JULIE WINGER
303.946.2784
juliewrealtor@aol.com
ColoradoHomes.com/juliewinger
Coldwell Banker Devonshire

SPECTACULAR VIEWS

CASTLE PINES NORTH | COLORADO   Offered at $1,080,000

Located on approximately .31 acres in Buffalo Ridge Estates, this four bedroom plus main-floor study ranch home offers a casual open floor plan. Featuring over 4,500 square feet, a grand entry, formal dinning, gourmet kitchen and great room with hardwood floors. The lower level is finished with an additional study area, media space, recreational area and walkout to covered patio. The three-car garage includes cabinetry and custom floor finish. Close to freeway access and shopping.

ALICE MB DOWNIE
303.520.0277
alicedownie@comcast.net
AliceDowne.com
Coldwell Banker Residential Brokerage

SKY RIM

PARKER | COLORADO   Offered at $895,0000

This wonderful home sits on approximately five acres with magnificent views. Features include approximately 5,400 finished square feet with five bedrooms and five bathrooms. Open floor plan. The finished lower level features an additional study, additional great room, bonus rooms, storage areas and walkout to covered patio. A three-car attached garage and three-car detached garage/workshop complete the home. Please call for details.

ALICE MB DOWNIE
303.520.0277
alicedownie@comcast.net
AliceDowne.com
Coldwell Banker Residential Brokerage

GREENWOOD VILLAGE

GREENWOOD VILLAGE | COLORADO   Offered at $1,750,000

This beautiful home was totally remodeled in 2006 with a new addition. Features include approximately one acre of park-like yard with a pool and a pool/guesthouse, five bedrooms, five and one-half bathrooms and a huge master closet. Stainless steel, granite, travertine, Brazilian cherry floors, mosaic tile and a sound system throughout complete the home. In the Cherry Creek School District. Call for details.

LISA KIRBY
720.218.5106
Lisa.Kirby@devonshirehomes.com
ColoradoHomes.com/lisakirby
Coldwell Banker Devonshire

STAPLETON BEAUTY

DENVER | COLORADO   Offered at $749,000

This wonderful Adesso Infinity model is warmed with designer colors featuring four bedrooms plus study and four bathrooms. The kitchen is complete with crowned cherry cabinetry, granite and tumbled marble and oversized island. A wine refrigerator, surround sound and open floor plan make it an entertainer's dream. Best location in Stapleton, sitting just off parkway and showcasing mountain views from almost every window.

KELLY WESTERGREN
303.883.4913
Kelly@KellyWestergren.com
ColoradoHomes.com/kellywestergren
Coldwell Banker Devonshire

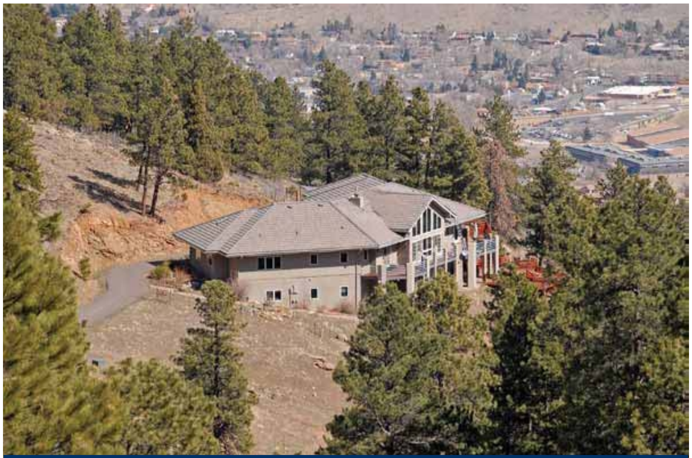
GATED COUNTRY ESTATE

FORT COLLINS | COLORADO

Offered at $2,350,000

This spectacular lakefront country home sits on approximately 5.3 acres of the most beautifully landscaped land in all of Larimer County. Inside this fabulous home you will find the finest finishes throughout, six spacious bedrooms and six bathrooms, an amazing master suite overlooking the lake, a fun theater and billiard room and a walkout lower level onto the grounds.

TOD FRANKLIN
970.214.2627
tfranklin@coldwellbanker.com
todfranklin.com
Coldwell Banker Residential Brokerage



SPECTACULAR VIEWS

GOLDEN | COLORADO

Offered at $1,750,000

Great outdoor spaces and multi-level decking are perfect for entertaining and premier wildlife viewing. Updated raised ranch features a main-floor master suite with fireplace, stunning gourmet kitchen and a vaulted great room with stone fireplace and cathedral windows, offering scenic vistas. Private site on over six acres and surrounded on three sides by designated open space. Free recorded info 800.294.9806 code 2451.

ALI VAN WESTENBERG
303.987.4978
ali@alivw.com
alivw.com
Coldwell Banker Devonshire

MULTI-MILLION DOLLAR LOCATION

ENGLEWOOD | COLORADO

Offered at $1,675,000

Rarely is a property overlooking the golf course and ponds available in Glenmoor. The minute you walk into the six bedroom, six bathroom home you get lost in the charm, elegance and views. Walk through the fabulous foyer into the hearth room and kitchen and out onto the deck to breathe in all the beauty this location has to offer.

ANN MEADOWS
303.478.1201
ann@annmeadows.com
annmeadows.com
Coldwell Banker Residential Brokerage

MAJESTIC VIEWS

FRASER | COLORADO

Offered at $1,375,000

This spectacular home site has approximately 26.2 acres and is wonderfully situated to soak up blazing southern exposure and a heart stopping view of the Continental Divide. Hunt elk on the property, develop a small pond, raise horses or just sit back and own one of the last great acreages within eye shot of Winter Park.

ANN MEADOWS
303.478.1201
ann@annmeadows.com
annmeadows.com
Coldwell Banker Residential Brokerage

COLDWELL BANKER PREVIEWS INTERNATIONAL

SERENE BOULDER ESTATE

BOULDER | COLORADO Offered at $1,550,000

The classic country design has approximately 8,300 square feet including a two bedroom detached guest cottage that could be used as a home office. There's plenty of room for an energetic and relaxed lifestyle on this approximately two-acre site located just minutes east of Boulder. Features include radiant heating, gourmet kitchen, five bedrooms in the main house and an expansive front porch.

WILL RUTLEDGE
303.704.0003
Will@RutledgeTeam.com
RutledgeTeam.com
Coldwell Banker Residential Brokerage

SPRING CREEK PERFECTION

LAFAYETTE | COLORADO Offered at $1,029,000

Situated on approximately .60 acres in Boulder County, the park-like landscaping, multiple patio areas and classic expansive porch introduces recreation, entertainment and quality lifestyle opportunities. The model condition of this five bedroom, two-story home is highlighted by its hickory wood floors, slab granite countertops, luxury appliance package and a master retreat with fireplace, travertine bathroom and secluded deck.

WILL RUTLEDGE
303.704.0003
Will@RutledgeTeam.com
RutledgeTeam.com
Coldwell Banker Residential Brokerage

DEVIL'S BACKBONE

LOVELAND | COLORADO Offered at $950,000

Imagine majestic snow capped mountain views, approximately 21 acres and the Devil's Backbone as your backyard. This home boasts tranquil areas to entertain outside with multiple water features. With approximately 5,260 square feet, features include a finished walkout basement, generous rooms and a state-approved gray water/black water system. Conveniently located west of Loveland.

BARBARA GIESEY
970.222.4035
barbaragiesey@msn.com
barbaragiesey.com
Coldwell Banker Residential Brokerage

WATER VALLEY/HILLTOP ESTATES

WINDSOR | COLORADO Offered at $730,000

This beautifully appointed five bedroom ranch sits on approximately 2.6 acres with mountain views. Designer touches throughout include hand painted murals, marble, slate and granite surfaces. The walkout basement is 75 percent finished with full kitchen/bar, dual offices and multiple fireplaces. Additionally, the home boasts a four-car garage plus a 60-foot by 39-foot shop with a 12-foot door and heated office.

BARBARA GIESEY
970.222.4035
barbaragiesey@msn.com
barbaragiesey.com
Coldwell Banker Residential Brokerage

EAST COAST AMBIANCE

GREENWOOD VILLAGE | COLORADO Offered at $2,499,000

Oozing with style and flair, this rare traditional five bedroom, seven bath Cape Cod was expanded and renovated in 2005. A park-like setting surrounds this home on one acre plus with mountain views. Features include a stunning master retreat with fireplace and outdoor deck, a gorgeous granite and stainless kitchen, built-ins, crown molding and plantation shutters. Exceptional finishes throughout. Walk to Cherry Creek schools.

RANDI JOHNSON & TYLER W. JOHNSON
303.781.2616 | 720.219.7300
randiljohnson@msn.com
Coldwell Banker Devonshire

WALK TO CHERRY CREEK NORTH

DENVER | COLORADO Offered at $1,650,000

Enjoy European ambiance and detailing in this stunning four bedroom, five bathroom home located at the end of a secluded cobblestone drive. The main-floor master comes complete with a flagstone patio and separate laundry. Features include a grand turret entry, intricately vaulted ceilings, Viking appliances, slab granite and antiqued alder cabinets. From the details to location, this wonderful home will not disappoint.

JEWEL BROWN
303.886.9441
jewel.brown@coloradohomes.com
JewelsofColorado.com
Coldwell Banker Residential Brokerage

COLORADO EQUESTRIAN ESTATE

ELBERT | COLORADO Offered at $985,000

This elegant lodge-style home sits on approximately 39 gorgeous acres. Featuring approximately 5,000 square feet, it boasts radiant floor heating, granite countertops, a luxurious master suite, impressive horse facilities with a nine-stall barn and tongue and groove paneling. The home is convenient to Colorado Springs and Denver, with an unforgettable Rocky Mountain backdrop.

JOHN NIX
719.661.7878
johndnix@yahoo.com
ColoradoHomes.com/johnnix
Coldwell Banker Residential Brokerage

WASHINGTON PARK

DENVER | COLORADO Price Available Upon Request

An exquisite two-story on a wonderful block, this home exemplifies the feel of the gracious urban lifestyle that makes Washington Park a premier neighborhood. A high-end restoration on a landscaped lot, features include approximately 3,000 square feet, an open floor plan, first-floor bedroom/office, separate cottage and a beautiful cherry kitchen. A spectacular master suite with fireplace and two bedrooms are upstairs.

BETH ELLS
303.947.0147
beth.ells@devonshirehomes.com
916southrace.com
Coldwell Banker Devonshire

ABSOLUTELY STUNNING CHERRY CREEK NORTH

DENVER | COLORADO

Offered at $1,790,000

This sun-drenched home boasts an incredible roof top deck with breath-taking mountain and city views, garden, kitchenette and powder room, perfect for enjoying Colorado. The fabulous kitchen has double Wolf ovens and a breakfast nook. Additional features include 11-foot ceilings, walnut flooring, two master suites, a three-car garage and a finished basement with two additional bedrooms and two bathrooms. No HOA fees.

CAROL LEVINE AND NANCY A. LEVINE
303.884.7653 | 303.619.7800
LevineTeam@denversgreathomes.com
DenversGreatHomes.com
Coldwell Banker Devonshire

WASHINGTON PARK

DENVER | COLORADO

Offered at $889,000

Located one block from Washington Park is this recently completed three or four bedroom half duplex with all the amenities one could want in a home. Features include maple hardwood floors, a fabulous kitchen with slab granite countertops and great appliances. A finished garden-level basement, tile roof, two decks, small yard and an oversized two-car detached garage complete the home.

CAROL LEVINE AND NANCY A. LEVINE
303.884.7653 | 303.619.7800
LevineTeam@denversgreathomes.com
DenversGreatHomes.com
Coldwell Banker Devonshire

PRIME HIGHLAND/LOHI

DENVER | COLORADO

Starting at $799,000

These four fabulous townhomes feature approximately 3,750 to 3,985 finished square feet. Each has three bedrooms, four bathrooms and three to five patios. The gourmet kitchen boasts professional-level appliances and the penthouse has a bonus room with rooftop deck and unbelievable views. Two huge master suites, two fireplaces, finished basement with wet bar and a two-car garage complete the homes. No HOA fees.

CAROL LEVINE & NANCY A. LEVINE
303.884.7653 | 303.619.7800
LevineTeam@denversgreathomes.com
WyandotTownhomes.com
Coldwell Banker Devonshire

FOXHAVEN ESTATES

LITTLETON | COLORADO

Offered at $925,000

This spectacular custom walkout ranch is situated on approximately one-half acre with great views, backing to the greenbelt. With approximately 5,500 square feet, it boasts an open floor plan with cherry floors and upgraded carpeting. Features include a great room, gourmet kitchen with cherry cabinets, dining room with cove ceiling, five bedroom suites with main-level master, seven bathrooms and a wet bar.

VICKI RANDASH
720.283.5953
vicki.randash@coloradohomes.com
ColoradoHomes.com/vickirandash
Coldwell Banker Residential Brokerage

ELEGANT CONTEMPORARY HOME

BROOMFIELD | COLORADO

Offered at $2,197,000

Nestled upon approximately 1.2 acres, this exquisite home offers five bedrooms, six bathrooms and approximately 6,200 square feet. Enjoy a modern design with interior wood planes and expansive windows. Features include a finished lower level, game room, guest suite, media room, wood floors and a wet bar. The gourmet kitchen is appointed with an island, granite and stainless steel appliances. Amazing mountain and city views.

JEFF SALTER
303.235.0400
jeff@jeffsalter.com
jeffsalter.com
Coldwell Banker Residential Brokerage

DREAM HORSE ESTATE

LARKSPUR | COLORADO

Offered at $1,800,000

This is the Colorado lifestyle at its best. Located approximately 40 minutes from Denver and 15 minutes from Colorado Springs, this approximately 35-acre fenced estate offers five bedrooms, five bathrooms and room for 24 cars. A beautiful entry with gate leads to the walkout ranch home with four-stall barn and a huge workshop. Additional features include gourmet kitchen, hot tub in the sun room and views.

ELIZABETH PALMER, GRI
719.650.4158
EPalmerYourRealtor@gmail.com
ElizabethPalmer.com
Coldwell Banker Residential Brokerage

INCREDIBLE VALLEY VIEWS

GOLDEN | COLORADO

Offered at $1,100,000

This Santa Fe-influenced home exudes warmth while decks provide commanding views down the valley. The main entrance takes you through a secluded walled courtyard with mature landscape and a 25-foot cascading waterfall. Numerous design elements contribute to this home's unique character such as a century old Mexican-style door, Spanish beams and Saltillo tile. Approximately 45 minutes to Denver International Airport.

ERICA L. TOPEL
720.261.0448
Erica.Topel@comcast.net
ColoradoHomes.com/ericatopel
Coldwell Banker Residential Brokerage

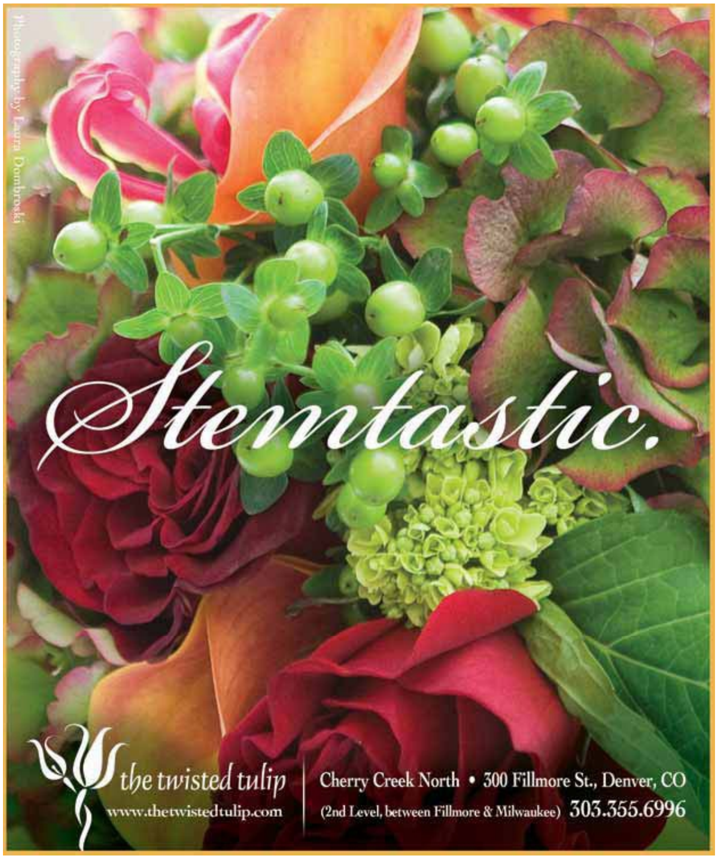
CAR COLLECTOR'S DREAM IN LITTLETON

LITTLETON | COLORADO

Offered at $1,450,000

This rock and stucco home is great for the car collector, woodworker or hobbyist. Consisting of approximately 6,000 finished square feet, with two garages holding a total of 10 cars, this is a rare find. The home also boasts four fireplaces, four bedrooms, six bathrooms and a fabulous game room. It backs to a beautiful golf course and waterfall. Don't miss this.

PERRY NISSLER
303.884.9466
psnissler@msn.com
www.devonshirehomes.com
Coldwell Banker Devonshire


Photography by Laura Dombroski
Stemtastic.
the twisted tulip
www.thetwistedtulip.com
Cherry Creek North • 300 Fillmore St., Denver, CO
(2nd Level, between Fillmore & Milwaukee) 303.355.6996

THE FUZZY ANTLER
european antiques & home furnishings
anniversary
PLEASE JOIN US
for our
6TH ANNIVERSARY CELEBRATION!
June 5th through 13th
20% off storewide
(excluding Pandora)
French & English antiques.
New lamps, accessories,
upholstery, mirrors, paintings,
tapestries & more.
Fine mountain home furnishings.
901 Front Street
Old Town Louisville
303-666-7864
www.thefuzzyantler.com
Monday—Saturday 10am to 5pm
PANDORA
UNFORGETTABLE MOMENTS

37th Crested Butte Arts Festival
August 1st & 2nd, 2009 • Crested Butte, Colorado
CRESTED BUTTE
Arts Festival
175 Juried Artists • Entertainment • Artist Demonstrations • Children's Art Alley
Jodi Perry
Painting
Eric Carroll
Sculpture
Carol Martin
Jewelry
Bedford/O'Neill
Wearable Art
Crested Butte Lodging & Property Management
crestedbuttelodging.com
www.crestedbutteartsfestival.com - 970.349.1184

LIEBHERR

Good for your food... Good for the Planet

Unique LED lighting illuminates 20 cubic feet of storage. The dual refrigeration system with variable speed compressors quietly provides superior cooling in the most energy efficient manner possible. And the elegant French door design makes it a kitchen showpiece. Liebherr's "Active Green" initiative sets a new standard in environmentally responsible manufacturing through the elimination of hazardous substances and the reduction of chemicals, solvents and energy consumption. Think "Green"... Think Liebherr.

HCS 2062 Integrated in Stainless Steel

HC 2062 Integrated with Overlay Panels

CS 2062 Freestanding in Stainless Steel

BOULDER
Builders Appliance Center
303-449-4440

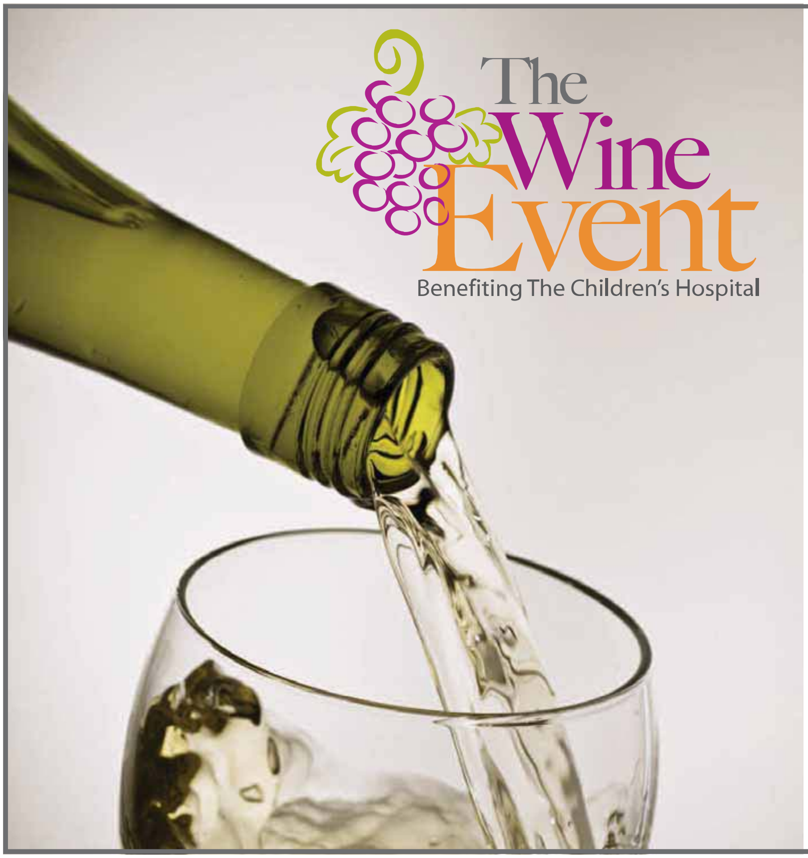
DENVER, ENGLEWOOD
Builders Appliance Center
303-789-9945

FORT COLLINS
Builders Appliance Center
970-207-1105

GLENWOOD SPRINGS
Contract Appliance Center
970-928-7155

MONTROSE
Tri-River Appliance & TV
970-249-9442

Distributed by: Tri State Distributors 800-473-0002 tristatedistributors.com



The Wine Event

Benefiting The Children's Hospital

Join us for an intimate evening of fabulous food paired with fine wine and opportunities to bid on exclusive live and silent auction items.

June 13, 2009

Benefiting The Children's Hospital

For more information go to **www.thewineevent.org**

Sponsored by

GH Phipps Construction Companies

VectraBank Colorado · Lockton · Paradigm · EKS&H Ehrhardt Keefe Steiner Hottman PC · Colorado Homes & Lifestyles · IME Intermountain Electric

MODERN MOROCCAN

This heavy paper wall panel, used to separate the room's two different spaces, creates an interesting play between shadow and light.

DESIGNER TARA GRAY PULLS AN EMPTY FLAT INTO ITS OWN USING TEXTURE, COLOR AND A MIXTURE OF STYLES.

BY TESS PHILLIPS PHOTOGRAPHY BY JASON JUNG

FOR INTERIOR DESIGNER TARA GRAY OF ENVI DESIGN STUDIO in Colorado Springs, creating a bold and cohesive space comes naturally. She draws her inspiration from subtle contrast and uses her extensive background in commercial design to feed her knack for blending styles. And in this residence—whose sale will benefit the Kempe Foundation, a local non-profit that fights childhood abuse—Gray used her skills to create a vibrant home.

The idea behind her Modern Moroccan design was to blend cultural experience with clean-lined modern style. "Usually people mix antique with ethnic, or traditional with antique, but I wanted to push this and add modern to the mix," says Gray, the Director of the interior design department at Pikes Peak Community College. In the dining room, for example, an Indian dining set is topped by an angular white vase from Viva Terra filled with peacock plumes, the color of which was the inspiration for the flat's palette. An airy wooden chandelier from Z Gallerie lights the room. Further into the space, two lounge chairs in the living room and a white leather settee, both designed by OFS, one of Source Four's manufacturers, extend the home's modern appeal.

The color and texture in this flat come from all sources: the walls, of course, but also the furnishings. "Many times it takes more than just walls to bring color into a space," Gray explains. "I encourage an overall cohesiveness with my clients, which sometimes means more

Gray painted the walls in the dining room white and let the bold pieces of this dining set speak for themselves.

color and texture than just an accent wall." In the living room, the white walls are covered in a Moroccan-inspired paisley pattern, and the emerald green rug, gold chandelier and violet accessories add vibrancy and depth. But in the bedroom, the walls are a deep plum that pairs serenely with furnishings in neutral hues. (All paint for the flat was donated by Benjamin Moore and Belcaro Paint).

Gray transformed the second bedroom into a study/guest area by using a sculptural heavy paper divider from 3form, crafted using eco-friendly processes. The white wooden day bed in the guest area grounds the room. Gray created the artwork here—and the rest of the home. "Custom artwork is an added service that I offer my clients who just can't find their perfect piece," she says.

The overall effect is a rich, luxurious experience that feels livable. "I wanted to blend realism with luxury and show people that things don't have to be expensive to be right—if it hits you and you love it, then go with it," Gray says. "You just have to be true to your style." *Envi Design Studio, Colorado Springs, (719) 200 3605, envidesignstudio.com.* □

Proceeds from the sale of this home benefit the Kempe Foundation. To schedule a tour of the home or for more information, call (303) 777-7037.

@ ColoradoHomesMag.com
Shop for your dream home. For a complete list of Gray's local sources for items seen in this article, go online to ColoradoHomesMag.com.

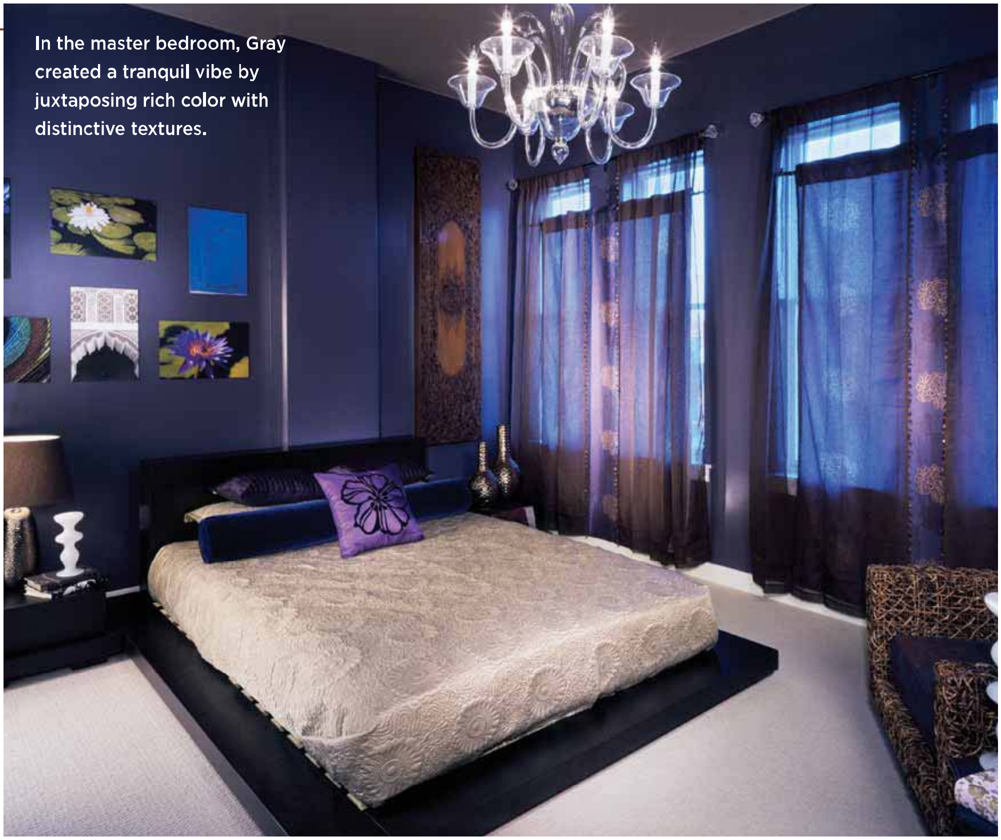
Kempe

THE KEMPE FOUNDATION
FOR THE PREVENTION AND TREATMENT OF CHILD ABUSE AND NEGLECT

HEADQUARTERED IN DENVER,
THE KEMPE CENTER
is recognized as the world leader in child abuse treatment programs and for over forty years has been at the forefront in the fight against child abuse.

The Kempe Foundation, founded in 1976, provides the education, advocacy and fundraising support for the work of The Kempe Center for the Prevention and Treatment of Child Abuse and Neglect. To learn more about Kempe and its life-changing programs, visit:

www.**kempe**.org


In the master bedroom, Gray created a tranquil vibe by juxtaposing rich color with distinctive textures.

GET THE LOOK in COLORADO SPRINGS:

SWANK LOUNGE CHAIR This chair is both sleek and comfortable. The space below the seat acts as a storage area. *SourceFour.com*

BALCON FABRIC BY UNIKA VAEV
Looking for design and durability? Commercial fabrics are the answer. *SourceFour.com*

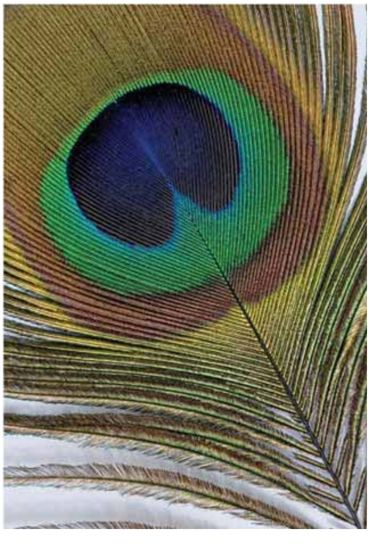
KASHMIR WALLCOVERINGS
This crisp white background mixed with a white pearl pattern gives a subtle and shimmering effect, while introducing a contemporary twist on the traditional paisley motif. *Mdcwall.com*

Source Four's combination of a stellar showroom, can-do customer service and a powerful website allows designers to power-shop. A regional furniture rep for more than 20 prominent lines, Source Four derives its name from its mission to help architects, interior designers, furniture dealers and end-users create environments that support people as they live, work, learn and heal.

If you are a designer in need of a powerful resource, or a commercial property owner in need of a design change, be sure to check out Source Four. And if you stop in during the next three months, Source Four will be collecting donations on behalf of our Kempe Foundation promotion.

CAPIZ CHANDELIER This fair trade chandelier is made from delicate capiz shells imported from lagoons of the Philippines and southeast Asia. *ZGallerie.com*

PEACOCK PLUME PHOTOGRAPHY
A focal point of this flat's design, this photographic image of the peacock plume creates a large-scale, custom piece of artwork. *EnviDesignStudio.com*



RIGHT LOOK, RIGHT PLACE, RIGHT CAUSE

To support the Kempe Foundation's fight against childhood abuse and neglect, visit any of these showrooms and look for this page displayed at the point of purchase. Make a donation or ask about how purchasing the items on this page will benefit Kempe. Also, visit Studio Como and Plus Gallery to purchase items featured in this section of the April issue of *Colorado Homes & Lifestyles*.

Kempe COLORADO HOMES

Indulge your passions in a Viking kitchen. vikingrange.com

VIKING®

DC&A DISCOUNT CABINETS & APPLIANCES, INC

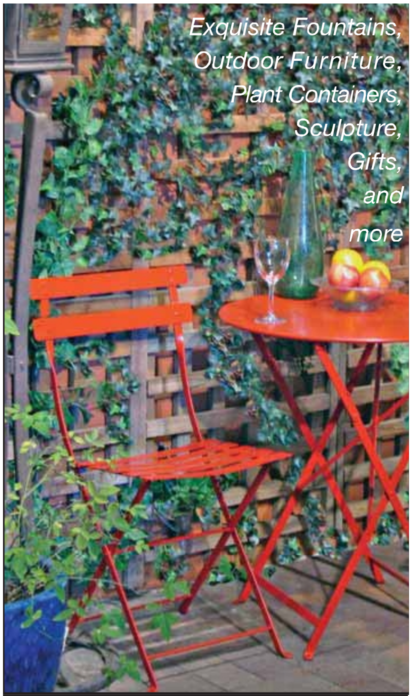
Denver North (303) 292-9830
Frisco (970) 668-8488
Grand Junction (970) 256-9008
Vail (970) 748-6442

KITCHENS at the Denver

Denver (303) 629-0119

thurston KITCHEN BATH

Aspen (970) 925-8579
Boulder (303) 449-4001
Crested Butte (970) 349-5023
Denver (303) 399-4564
Steamboat Springs (970) 879-9222
Telluride (970) 728-3359
Vail (970) 949-5500



Birdsall&Co. since 1988
Home & Garden Collection
1540 S. Broadway • Denver • CO • 80210
303.722.2535 Mon. - Sat.: 10-5
www.BirdsallGarden.com

ANYTHING BUT *Ordinary!*

offering full service catering & event planning

FANCY TO *fantasy*
catered affairs

2706 Larimer Street Denver, CO 80205
P: 303.863.1970 F: 303.296.3054 FancyToFantasy.com

Platinum Cleaning Services
ALL INCLUSIVE HOME CARE SPECIALISTS

* MAID SERVICE *

* LAUNDRY SERVICE *

* ORGANIZING *

* PET SERVICE *

* WINDOW CLEANING *

* TILE & GROUT STEAM CLEANING *

* CARPET CLEANING *

DENVER 303-WE-CLEAN
VAIL 970-476-7737
BRECKENRIDGE 970-453-6424

Nurture Mom Naturally

Because every spa is not alike.

A Mother's Day gift certificate to TallGrass Aveda Spa and Salon is a loving gift of nurture. Your Mother can relax and replenish in a beautiful mountain setting of meadows and peaks. Customize and print her gift certificate **instantly** on our web site, or call and we'll send her a beautifully wrapped gift card. Just in time for Mother's Day.

TallGrass
Aveda Spa & Salon

303.670.4444 • www.TallGrassSpa.com
Evergreen, Colorado

Strings

Lunch with friends or a relaxing evening on the patio for happy hour, Strings delivers the unique duality of a casual yet sexy ambiance that is the perfect way to enjoy the coming Spring!

To reserve a private room or to bring the Strings journey to you with custom catering, contact Lauren Shumake at 303-860-9579.

1700 Humbolt Street | Denver, CO 80218 | ww.stringsrestaurant.com | 303-831-7310

Because they grow up so fast.

Black and white portraiture by Howard Sokol
Denver Studio: 303-433-3353

www.howardsokolphotography.com

ROCKY MOUNTAIN®
HARDWARE
HANDCRAFTED BRONZE ARCHITECTURAL HARDWARE

Available through
ZORICH
BUILDING SUPPLY

303 366 2352 . 420 NORFOLK STREET . AURORA . CO 80011

ASID COLORADO

Thursday, May 7, 2009

2009 ASID Interior Design Awards Celebration
Hyatt Regency Denver
650 15th Street
Denver, CO 80202

Featuring speaker
Susan S. Szenasy
Chief Editor, Metropolis

2009 ELEVENTH ANNUAL INTERIOR DESIGN AWARDS

All award winners will be announced in a special section of the June/July issue of Colorado Homes & Lifestyles.

Stay tuned!

| Education | Experience | Ethics

ASID Interior Designers **ARE** different. Don't settle for less.

ASID COLORADO

Find a Designer at
asidcolorado.org

MOUNTAIN

homes of distinction

VAIL VALLEY

This brand new Mountain Star home enjoys unobstructed views of Beaver Creek to the Gore Range and more. Everything in the home is the best of the best, including the vast kitchen and hearth room, the five full bedroom suites and baths, the state of the art theater, and all of the outdoor living spaces. The master bedroom and bath are extraordinary and are designed as a five-star hotel with spa! This 8,347 finished square foot 'hand-crafted' home is ready to enjoy. 236 Wild Rose - Avon, Colorado priced at $6,995,000.

JUDD BABCOCK
C: 970.376.3230, O: 970.926.6777
WWW.236WILDROSE.COM

GATEWAY
LAND & DEVELOPMENT

BRECKENRIDGE

European-inspired mountain chalet, 8,400+ square-feet, 7-bedrooms, 10-bathrooms and 6-fireplaces in Breckenridge's most prestigious enclave of custom homes. Mother-in-law apartment, nanny quarters, entertainment great room, expansive deck with hot tub, mountain/ski run views, three acres of secluded perfection. Superb location steps from the ski shuttle stop. Exceptional construction and decorator design finishes. Offered completely furnished for $2,950,000.

JOHN C. BERRY
303.931.9318
WWW.38GREYJAYLANE.COM

COLORADO Luxury REALTY

COLORADO HOMES & LIFESTYLES

Ad Index

Adaptive Sports Center of Crested Butte adaptivesports.org 66
ASID asid.org 101
Birdsall & Co. birdsallgarden.com 99
Capco Tile & Stone capcotile.com 5
Caribou Ridge caribouridgehomes.com 22
Castlewood Custom Landscaping castlewoodcustomlandscapedesign.com 55
Cherry Creek Arts Festival cherryarts.org 103
Children's Hospital thechildrenshospital.org 94
Christy Sports christysports.com 29
Classic New Homes Sales classicnewhomesales.com 1
Closet Factory closetfactory.com 8
Coldwell Banker Homes of Distinction coldwellbanker.com 67-92
Colorado Style Home Furnishings coloradostyle.com 2-3
Crested Butte Arts Festival crestedbutteartsfestival.com 93
DAHL of Denver dahldenver.com 12-13
D'Amore Interiors damoreinteriors.com 52
Denver Botanic Gardens botanicgardens.org 44
Denver Center for the Performing Arts denvercenter.org .... ISBC
Denver Design District denverdesign.com 15
Denver Hardware denhw.com 20
Designs By Sundown designsbysundown.com 37
Ethan Allen ethanallen.com .... ISFC
Excelsior Youth Center excelsioryc.org 30-32
Fancy To Fantasy fancytofantasy.com 99
Fuzzy Antler 93
Howard Sokol Photography howardsokolphotography.com 100
Hutter/TOTO hutterwholesale.com 9
Kimball Distributors kimballdistributors.com 98
Lifescape Associates lifescapeassociates.com 11
Magnolia Hotel magnoliahotel.com 50
Make Your Mark: Tara Gray 95-97
Mountain Homes of Distinction 102
Mutts & Models 66
North Creek northcreekdenver.com .... BC
One Cherry Lane onecherrylane.com 14
Outdoor Craftsmen outdoorcraftsmen.com 25
Platinum Cleaning platinumcleaningservice.net 99
Redberry Home Furnishings 51
Rolling Ridge Deck Compnany rollingridgedeck.com 38
Strings Restaurant stringsrestaurant.com 100
Tall Grass Spa tallgrassspa.com 99
Telluride Jazz Festival telluridejazz.org 24
Telluride Mountain Village mountain-village.co.us 10
The Stone Collection thestonecollection.com 21
Tri-State Distributors tristatedistributors.com 94
Twisted Tulip thetwistedtulip.com 93
UNICO unicosystem.com 22
Wood-Mode wood-mode.com 6-7
Zorich Building Supply 100

Vol. 29, No 4 © 2009 by Network Communications, Inc. All rights reserved. Permission to reprint or quote excerpts granted by written request only. Colorado Homes & Lifestyles™ (ISSN 1539-7726) is published eight times a year (JANUARY/FEBRUARY, MAR, APR, MAY, JUNE/JULY, AUG, SEPT/OCT, NOVEMBER/DECEMBER) by Network Communications, Inc. 2305 Newpoint Parkway, Lawrenceville, GA 30043. Periodical postage paid at Lawrenceville, GA and additional mailing offices. POSTMASTER: Send address changes to Colorado Homes & Lifestyles™, PO Box 9002, Maple Shade, NJ 08052. For change of address include old address as well as new address with both zip codes. Allow four to six weeks for change of address to become effective. Please include current mailing label when writing about your subscription. Subscriptions, $24.95 for one year; $39.97 for two years. Canada and Mexico add $24.00 per year. Single copy price $4.95. Subscription questions, (888) 704-0063. CPM#40065056 Unsolicited materials will be handled with care, but the magazine assumes no responsibility for it.
CANADA POST PM40063731. Return Undeliverable Canadian Addresses to: Station A, PO Box 54, Windsor ON N9A 6J5

Art brings people together in new and unexpected ways.
Come to the 19th Annual Cherry Creek Arts Festival.
Together through Art
MUSIC
CELEBRATION
EDUCATE
MOTIVATION
PERFORMANCE
EXPERIENCE
IMAGINE
EXCITEMENT
CULTURE
COMMUNITY
ORIGINAL
COLOR
TASTE
COLLECTING
FESTIVE
VISION
JOY
CREATIVITY
PASSION
MASTERPIECE
CURIOSITY
INSPIRE
FAMILY
INTERACT
Janus Presents the 2009
CHERRY CREEK ARTS FESTIVAL
JANUS
Go farther.
July 3, 4, 5, 2009
Denver, Colorado
www.CherryArts.org
Sponsored by
THE DENVER POST
we are colorado
In Association with
CHERRY CREEK
COLORADO HOMES
Mountain Living
FASTFRAME
Heineken
pepsi
SCFD
Learn about the Cherry Creek Arts Festival's 501(c)(3) non-profit mission to provide access to art experiences and to support art education at www.CherryArts.org

10 things **you should know** before hiring a real estate broker...

1 **Shop around.** Meet with two or three brokers before you sign on. You're not only forming a financial relationship, but also an emotional one. If you need a lot of hand-holding, you might not work well with an agent whose strength is data analysis. Make sure your needs jibe with the person you choose.

2 **Ask and be asked.** You'll have a list of questions, but any potential broker should ask you questions, too. Is this your first house? When was the last time you bought a house? Why are you moving? If the broker asks very few questions, that could be an indication that he or she isn't interested in the full picture of your needs.

3 **Define the process.** Especially if you haven't been in the market for a while, ask the broker to detail exactly what will happen once you sign a contract for him to sell your house or help you buy a new one. How soon will the house go on the market? How will it be marketed? How often can you expect to hear from this agent? How quickly does she return phone calls?

4 **Ask about creds.** A licensed agent has met the state's minimum requirements to sell real estate. If possible, find a Realtor—a member of the National Association of Realtors who follows a specific code of ethics while also committing to extra training and course work.

5 **Understand your contract with your broker.** At a minimum, the contract contains language required by the Colorado Real Estate Commission as well as the agent's commission rate and a time limit for your agreement to work together (90 days, six months, a year). "Since Colorado has no price fixing," says Amy Dorsey, president of the Colorado Association of Realtors, "each company sets its own commission." (Is it negotiable? You can certainly try.) You may also request that the contract spell out what actions you can expect from your agent: how many open houses he'll have, what the weekly marketing plan is, how your home will appear on his website, etc.

6 **Stay away from guarantees.** "If an agent guarantees he can sell your house in a week at top dollar," says Mark Trenka, president elect of the Denver Board of Realtors, "run away as fast as you can."

7 **Establish who pays for what.** Agents tend to shoulder all marketing costs out of their own pockets; however, should you insist on placing an ad in a paper the agent knows has poor results, you may be asked to pay for it yourself. And any home repairs are on your nickel, of course.

8 **Find a "double" agent.** "Since client motivations are different for buying or selling," Trenka says, "it's in your best interest to find an agent who's handled both transactions." That way, as the agent is helping you buy a home, she's also familiar with the motivation of potential sellers.

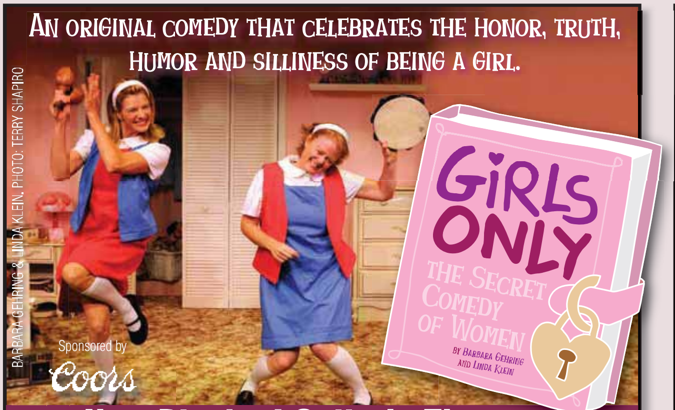
9 **Choose someone who knows your market.** No matter how much you click with an agent, if he isn't familiar with the local market, don't sign on. Ask instead that he refer you to someone who is.

10 **Build a healthy relationship.** It all boils down to this: Will you work comfortably with this agent for several months? Can you speak candidly to him or her about your concerns? Does he or she deliver constructive feedback diplomatically? If so, you've found your broker. □

—Sally Stich

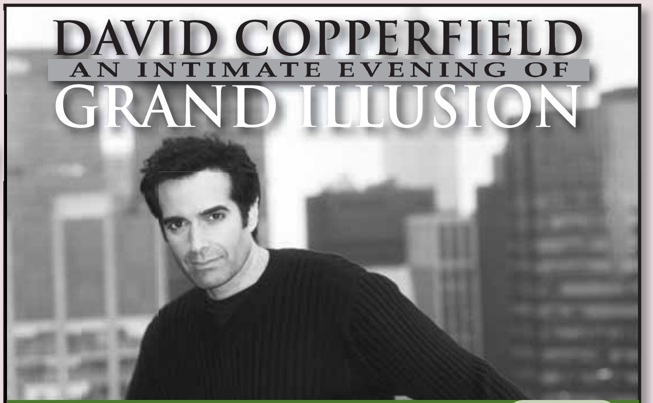
Denver Center Attractions and UNITED present

The Broadway division of The Denver Center for the Performing Arts • Randy Weeks, Executive Director



Now Playing! Galleria Theatre

WED-SAT AT 7:30PM, SAT & SUN AT 2PM



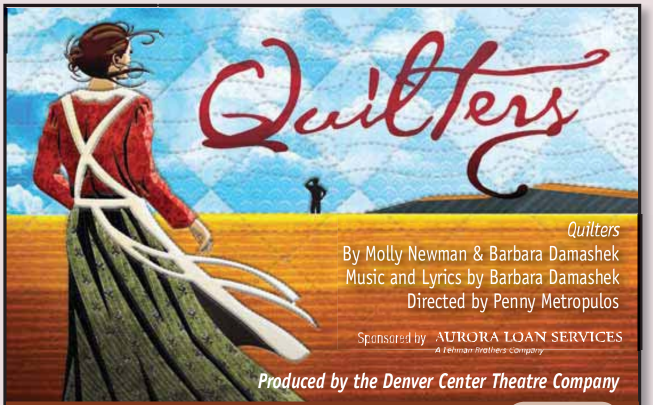
May 8 – 10 • Buell Theatre

Audio Description May 10 • 1pm

VIP Evening Friday, May 15 • All-inclusive $225 & $275. Cocktails, fine dining and great seats. Call **303.446.4815** or buy online at **denvercenter.org/vipevenings.**

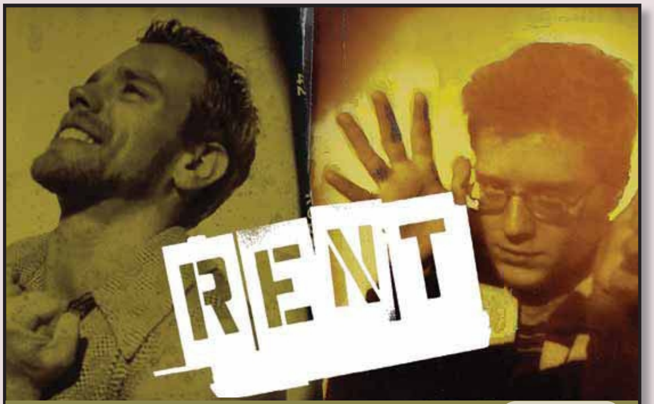
May 13 – 17 • Buell Theatre

Audio Description OC May 17 • 2pm



May 22 – July 12 • Stage Theatre

Audio Description July 11 • 1:30pm



June 9 – 14 • Buell Theatre

Audio Description OC June 14 • 2pm

Audio Description OC June 21 • 2pm

June 9 – 21 • Ellie Caulkins Opera House

SCFD 20 Years Making It Possible · CBS 4 · The Denver Post · Colorado Homes & Lifestyles

303.893.4100

or TicketsWest at all King Soopers

Groups: 303.446.4829

TTY: 303.893.9582

Buy & Print Online

denvercenter.org

BROWNSTONE
MODEL HOME NOW OPEN!

{ HERMÈS IS *so* BENEATH YOU. }

LUXURIOUS RESIDENCES ATOP THE MOST DECADENT RETAIL IN THE HEART OF CHERRY CREEK NORTH.

With Hermès right below and indulgent shopping all around, NorthCreek offers upscale living and beyond in the heart of Cherry Creek North. The world is at your fingertips, not to mention the most fabulous designer handbags whenever your heart desires. Call **303-270-0101** to schedule your private showing . From $1 million.

NORTHCREEK

First Avenue & Fillmore • Cherry Creek North

Tower Residences | Courtyard Flats | Brownstones

www.NorthCreekDenver.com

Residential Sales Center is located at 2800 E. 2nd Avenue, between Detroit and Fillmore

EXCLUSIVELY OFFERED BY: WESTERN DEVELOPMENT GROUP